

5.9 LAND USE

This section presents an assessment of land use issues and impacts for the El Segundo Power Redevelopment Project (ESPR).

This section contains required information, under California Energy Commission regulations, for the Application For Certification. A special feature of this section is a prepared Data Adequacy Checklist indicating the location of information responsive to requirements.

ESPR is consistent with State and local coastal policies pertaining to energy facilities. ESPR is located within an existing energy facility in the City of El Segundo. The existing energy facility (El Segundo Generating Station) has been in operation since 1955. As a result, ESPR will maintain existing land use compatibility and will avoid introducing additional industrial development along the California coastline. Existing coastal resources in the project area will be protected and the growing energy needs of the state will be addressed with the construction and operation of the ESPR project.

One purpose of ESPR is to provide a more efficient energy facility within the confines of the existing developed area. Coastal dependent uses, as well as recreational uses, will not be impacted by the project since the majority of the construction will be limited to the existing ESPR site. Offsite construction is limited to utility pipelines located within existing roadways or within the boundaries of existing industrial property. The existing recreational use of the beach and adjacent bikepath will continue during construction and operation of the ESPR. The City of El Segundo is actively promoting the use of El Segundo City Beach, located within the plant vicinity. Increased use of this coastal resource will not be impeded, since industrial development will not be expanded beyond the existing developed area. Visual resources may be modified by the proposed ESPR Project, but the overall visual element of the project area will remain essentially the same.

An evaluation of the project's conformance with local plans, regulations, and general land use compatibility is provided in this section. Land uses are described within one mile of the project site and within a 0.5 mile wide corridor (0.25-mile to either side) along the associated linear routes of pipeline construction (i.e., sanitary line, water supply lines, and aqueous ammonia line). Reasonably foreseeable future development projects within the affected area are identified and assessed in Section 5.9.2.4, Cumulative Impacts.

In general, land uses are controlled and regulated using a system of plans, policies, goals, and ordinances adopted by the various jurisdictions with authority over land uses within the project area. The General Plan is the broadest planning document in scope and defines large-scale planned development patterns over a relatively long time frame (ten years). Zoning ordinances are the primary methods for achieving the objectives of the General Plan and provide detailed specifications for allowable development (e.g., density, lot size, height,

setback, etc.). Other regulations governing development include grading ordinances, subdivision ordinances, and building codes. Taken together, these regulations control development on parcels of land under the jurisdiction of the applicable governing entity.

5.9.1 Affected Environment

Governmental jurisdictions within the potentially affected land use environment include the City of El Segundo, City of Manhattan Beach, and Community of Playa del Rey (City of Los Angeles). Potentially sensitive land uses include recreational and religious sites, schools, churches, parks, residences, airports and landing strips. Sensitive land uses may also include cultural and historic sites, as well as natural scenic areas. The land use study area, along with major jurisdictional boundaries, are shown on Figure 5.9-1.

5.9.1.1 Plant Site

Regional Setting. The El Segundo Generating Station (ESGS) is located in the City of El Segundo, in western Los Angeles County, an area referred to as the “South Bay”. The City is bordered by the Community of Playa del Rey and Los Angeles International Airport (LAX) to the north; the City of Hawthorne to the east; the City of Manhattan Beach to the south; and the Pacific Ocean to the west.

The land uses in the region are a mixture of residential, commercial, open space, and industrial uses. Much of the current growth in the area is occurring in commercial, industrial, and residential development.

Project Site and Vicinity. The project will be constructed at the ESGS, an existing power plant operated by NRG El Segundo Operations Inc. The ESGS is located at 301 Vista del Mar Boulevard in El Segundo, California, situated approximately 2.5 miles southwest of LAX and west of the San Diego Freeway (I-405) on the eastern shore of the Santa Monica Bay, as shown on Figure 5.9-1. The ESGS site is located at Township 3 South, Range 15 West, (No Applicable USGS Section Number) on the Venice USGS Quadrangle Map. The site is comprised of three parcels, as set forth in Section 3.2. ESGS Units 1 and 2 are on APN 4138-029-002. The site is bordered by Vista del Mar to the east, 45th Street in the City of Manhattan Beach on the south, Santa Monica Bay on the west, and the Chevron Marine Terminal on the north. The ESGS site is approximately 32.8 acres in size. A site plan of the facility and associated pipelines is shown on Figure 3.2-1. Primary access to the site will be from the north on Vista del Mar via West Imperial Highway/Glenn Anderson Freeway (I-105).

The ESGS site was built in 1955 and has been operated by Southern California Edison (SCE) as an electric generating station since May 1955. In 1998, Dynegy Inc. and NRG Energy, Inc

(NRG) purchased the plant from SCE. The existing facility is comprised of four gas-fired conventional, electric power generating units. The predominant structures located on the property include aboveground storage tanks (ASTs) for petroleum products (the ASTs are not currently owned by the applicant; however, the applicant is currently negotiating the purchase of this area); process units that include boilers, tanks, and various mechanical equipment and vessels; retention basins; office buildings; warehouses; and maintenance shops. The four powerblocks contain various structures, such as battery rooms, lube oil rooms, elevators, various sumps, and control rooms and equipment, such as boilers, pumps, pre-heaters, blowers, and turbines. The project includes the demolition of the existing power blocks of Units 1 and 2 and the construction of a combined cycle plant within the footprints of the demolished units. The power block (i.e., two combustion turbine generators, two heat recovery steam generators, and associated stacks, and a single steam turbine generator) will be constructed in an area of approximately 5.5 acres within the 33-acre site. In addition, a new administration/maintenance building will be constructed. The project will also require the construction of the following offsite facilities:

- Water Supply Lines: Reclaim Water Supply Line and Firewater Supply Line (Route 1)
- Sanitary Waste Line (Route 2)
- Aqueous Ammonia Line (Route 3).

The project site is currently zoned by the City of El Segundo as Heavy Industrial (M-2) and the General Plan land use designation for the site is Heavy Industrial (City of El Segundo, 1992). Generating Stations are permitted uses within the M-2 zone district.

Existing land uses at the ESPR project site and the surrounding one-mile area are shown on Figure 5.9-1. The power plant is surrounded by industrial, residential, commercial and open space uses. The ESPR project site is consistent with the existing and planned uses and zoning designations at and around the site. Land uses in the vicinity of the project site include:

- North: Chevron Marine Terminal, Hyperion Sewage Treatment Plant, and Los Angeles Department of Water and Power Scattergood Generating Station beyond which are residences in the City of El Segundo. Dockweiler State Beach (Santa Monica Bay) is located to the northwest of the plant site. Los Angeles International Airport (LAX) is located approximately 2.5 miles north of the site.
- East: Vista Del Mar Boulevard and Chevron Oil Refinery
- South: Residences and commercial uses within the City of Manhattan Beach
- West: El Segundo City Beach and Santa Monica Bay (Pacific Ocean).

The ESGS is within the City of El Segundo's Coastal Zone. The portion of the City's coastal zone consists of a narrow ribbon of land approximately 0.8 mile in length and 200 yards in width, for a total area of approximately 50 acres.

The majority of the coastal area is developed with the ESGS and Chevron's Marine Terminal. The remaining area includes a narrow shoreline and small retail service station. The narrow sandy beach west of the ESGS and Chevron Terminal is publicly owned by the State Lands Commission and is maintained by the County of Los Angeles (City of El Segundo, 1992). The County of Los Angeles maintains a bicycle path (South Bay Bike Trail) that runs along the narrow shoreline and connects with the County paths in the City of Los Angeles to the north and the City of Manhattan Beach to the south. Public access to the beach is provided north of the ESGS through Dockweiler State Beach. No scenic resources are found within the study area.

Chevron's El Segundo Blue Butterfly Habitat is located within the study area. This area is approximately 1.96 acres. The El Segundo Blue Butterfly is on the endangered species lists (though not listed by the state).

There are no agricultural lands/farmlands within the study area. According to the El Segundo General Plan "the preservation of open space for managed production of resources, such as mining or agriculture is not an issue in El Segundo and therefore, will not be addressed in the General Plan." Section 5.4, Soils and Agricultural Resources provides an assessment of ESPR project effects on soil resources in the project area.

The City of El Segundo's association with oil production dates back to 1911 when land of the original rancho was sold to develop a second refinery for the Standard Oil Company. The El Segundo Oil Field which underlies the City of El Segundo was discovered in 1935 (City of El Segundo, 1992). The field continues to produce oil and condensate.

Sensitive land use receptors within one mile of the power plant site are designated on Table 5.9-1. Refer to Figure 5.9-2 for the location of the sensitive receptors.

5.5.1.1.1 Site Control. The primary site for ESPR is the existing ESGS which, as described above, actually consists of three parcels. The main parcel contains the existing main four power units of ESGS, and is under the control of ESP II. The construction of the new units is entirely inside this parcel. A second parcel contains the Southern California Edison (SCE) substation is owned by and will remain under the ownership of SCE. A third parcel contains two above ground storage tanks and is at the southern end of ESGS. This parcel is under negotiation with SCE for purchase, but is not, however, fundamental to the project. It is intended to serve primarily as a staging and laydown area for construction. Alternative and

additional staging and laydown areas are also proposed in order to demonstrate adequate site control for ESPR.

5.9.1.2 Water Supply Lines (Route 1)

The new reclaimed water supply line will begin at a tie-in point to an existing 12-inch diameter reclaim water main near the intersection of Richmond Street and El Segundo Boulevard, in the City of El Segundo. As shown in Figure 3.2-1, the pipe will be routed west along El Segundo Boulevard, north on Richmond Street, west on Grand Avenue, and south on Vista del Mar. Immediately north of the power plant property, the new reclaimed water pipeline will be routed under Vista del Mar at an overpass that is currently utilized by Chevron Refinery for routing pipe. The pipeline will extend approximately 1.45 miles from the tie-in to the termination point within the plant site.

TABLE 5.9-1

**SENSITIVE LAND USE RECEPTORS WITHIN PROJECT STUDY AREA
(1 MILE OF PLANT SITE AND 0.50 MILE OF PIPELINES)**

Map Identification	Location	Sensitive Receptor
Residential		
R-1	City of El Segundo	Single Family, Multi-Family, and High Density Residential
R-2	City of Manhattan Beach	Single Family, Multi-Family, and High Density Residential
Recreational		
RC-1	City of El Segundo, City of Los Angeles	Dockweiler State Beach
RC-2	City of El Segundo	Holly Valley Park
RC-3	City of El Segundo	El Segundo Recreation Park/ Joslyn Center
RC-4	City of Manhattan Beach	Manhattan Beach State Park
RC-5	City of Manhattan Beach	Sand Dune Park
RC-6	County of Los Angeles	Bike Lane/South Bay Bike Trail
Educational		
ED-1	City of El Segundo	El Segundo Public Library
Environmental Sensitive Areas		
ESA-1	City of El Segundo	Chevron El Segundo Blue Butterfly Habitat Environmental Sanctuary

The new potable firewater supply line will begin at a tie-in to an existing 18-inch diameter city water main at the intersection of Eucalyptus Drive and El Segundo Boulevard. The firewater supply line will be routed west along El Segundo Boulevard, north on Richmond Street, west on Grand Avenue, and south on Vista del Mar. Immediately north of the power

plant property, the new city water pipeline will be routed under Vista del Mar at an overpass that is currently utilized by Chevron Refinery for routing pipe. The pipeline will extend approximately 1.55 miles. Approximately 1.45 miles of the new city water line will be routed parallel to the new reclaim water line and installed within a trench shared by both pipelines.

The water pipelines will be placed within the road right-of-way and will include roads in the Cities of El Segundo and Playa del Rey. Existing land uses within 0.5 miles of the water lines include: industrial, residential, commercial, open space, and public space. Sensitive receptors include residential, educational, and recreational uses. Biologically sensitive habitats and culturally sensitive areas are discussed and identified in Biological Resources, Section 5.6 and Cultural Resources, Section 5.7 respectively, and will not require further evaluation in the Land Use Section. Figure 5.9-2 and Table 5.9-1 identify the sensitive use receptors within 0.5 mile along the water pipeline routes. Existing zoning designations are described in Table 5.9-2 and Figure 5.9-3. Existing General Plan Designations are shown in Figure 5.9-4.

5.9.1.3 Sanitary Sewer Line (Route 2)

Sanitary wastes from the proposed combined cycle plant and existing generating plant will be discharged via a new line to the municipal sanitary sewer that is operated by the City of Manhattan Beach. The sanitary sewer line will begin on the plant site and be routed to the south property line, for approximately 150 feet to an existing manhole at the intersection of The Strand and 45th Street in the City of Manhattan Beach.

Existing land uses within 0.5 miles of the sanitary sewer line include: industrial, residential, commercial, open space, and public space. Sensitive use receptors include residential and recreational uses. Figure 5.9-2 and Table 5.9-1 identify the sensitive use receptors within 0.5 mile along the sanitary waste line route. Existing zoning designations are described in Table 5.9.2 and Figure 5.9-3. Existing General Plan Designations are shown in Figure 5.9-4.

5.9.1.4 Aqueous Ammonia Line (Route 3)

The aqueous ammonia pipeline (Route 3) will begin at a tie-in within the Chevron Refinery and will be routed for approximately 0.7 mile to the north perimeter fence of the power plant site via the Vista Del Mar overpass.

Existing land uses within 0.5 miles of the aqueous ammonia line include: industrial, open space, and public open space. Sensitive use receptors include recreational uses. Figure 5.9-2 and Table 5.9-1 identify the sensitive use receptors within 0.5 mile along the aqueous ammonia line route. Existing zoning designations are described in Table 5.9.2 and Figure 5.9-3. Existing General Plan Designations are shown in Figure 5.9-4.

5.9.1.5 Worker Parking and Equipment Laydown Locations

Material and equipment staging areas will be required during the construction period. Staging areas will serve as base stations for employees, field office locations, laydown areas, and storage of materials, equipment, and vehicles. Five potential construction temporary laydown areas and seven potential construction parking areas have been identified for construction of the ESPR power plant project. Table 5.9-3 identifies the location, area size, distance from plant site, and existing use of the site for the potential construction laydown/parking areas.

5.9.1.6 Zoning Trends

According to Paul Garry, Associate Planner with the City of El Segundo, zoning trends have remained constant since the General Plan was adopted in 1992. Minor zoning adjustments involving individual properties have occurred at an owner's request, but no major changes in zoning delineations have taken place. Furthermore, no distinguishable trends were evident among the minor zoning changes that were approved.

According to Dan Moreno of the City of Manhattan Beach Planning Department, there have been no major zoning changes since the General Plan and the Zoning Element were adopted in 1988 and 1990, respectively. Since that time, individual zoning modifications have occurred respective to individual properties but the overall zoning has remained relatively unchanged. The City of Manhattan Beach is predominately zoned residential and no changes are anticipated in zoning trends.

A list of discretionary reviews performed within the past 18 months for the Cities of El Segundo and Manhattan Beach is included in Table 5.9-4.

5.9.2 Environmental Consequence

The following sections discuss the effects of demolition, project construction, and operation on the land use and land use resources of the project area. Potential cumulative impacts and closure/abandonment impacts are also discussed. As outlined in Appendix G of the California Environmental Quality Act (CEQA) Guidelines, project-related impacts were determined to be significant if they conflict with adopted environmental plans and goals of the community where it is located.

TABLE 5.9-2**ZONING DESIGNATIONS WITHIN THE PROJECT STUDY AREA**

Project Component	Location	Zoning Designation
Plant Site	City of El Segundo	Heavy Industrial (M-2)
		Open Space (O-S)
		Parking (P)
		Single-Family Residential (R-1)
		Two-Family Residential (R-2)
		Multi-Family Residential (R-3)
		Neighborhood Commercial (C-2)
		Public Facilities (P-F)
		Downtown Specific Plan (DSP)
		Downtown Commercial (C-RS)
		Small Business (SB)
		Medium Manufacturing (MM)
	City of Manhattan Beach	Single-Family Residential (RS)
		Public Space and Semi Public (PS)
		Open Space (OS)
Water Supply Lines (Route 1)	City of El Segundo	Medium-Density Residential (RM)
		Residential High Density (RH)
		Commercial North End (CNE)
	Westchester-Playa del Rey District Plan	Heavy Industrial (M3)
		Heavy Industrial (M-2)
		Open Space (O-S)
	City of El Segundo	Parking (P)
		Single-Family Residential (R-1)
		Two-Family Residential (R-2)
		Multi-Family Residential (R-3)
		Neighborhood Commercial (C-2)
		Public Facilities (P-F)
		Downtown Specific Plan (DSP)
		Downtown Commercial (C-RS)
		Small Business (SB)
		Medium Manufacturing (MM)
Sanitary Sewer Line (Route 2)	City of El Segundo	Heavy Industrial (M-2)
		Open Space (O-S)
	City of Manhattan Beach	Open Space (OS)
		Commercial North End (CNE)
		Medium-Density Residential (RM)
Aqueous Ammonia Supply Line (Route 3)	City of El Segundo	Heavy Industrial (M-2)
		Open Space (O-S)

Sources:

City of El Segundo, 1992.

City of Manhattan Beach, 1988.

City of Los Angeles, 1974.

TABLE 5.9-3**DESCRIPTION OF POTENTIAL PARKING AND LAYDOWN AREAS**

Site Name	Location	Size and/or access to ESGS	Access Routes to Site	Existing Land Use	Zoning
Kramer	Terminus of Chapman Way off of Douglas in El Segundo, City of El Segundo (private).	11.5 acres	Approximately 3.5 miles (Via Utah to Aviation to Rosecrans to Vista del Mar)	Vacant (partially paved)	Heavy Industrial
Fed Ex	Northeast corner of Mariposa Ave. and Nash Street, City of El Segundo (private)	46 acres	Approximately 3.5 miles (via Nash to Grande to Vista del Mar)	Vacant (unpaved)	Commercial (Urban Mixed-Use North)
LAX-Pershing	East side of Pershing Drive, approximately 0.5 mile north of Imperial, City of Los Angeles (public).	To be determined	Approximately 1.5 miles from terminus of I-105	Staging area (paved)	Light Industrial
Marina del Rey – Boat Launch Lot	Admiralty Way north of Fiji, County of Los Angeles (public)	442 spaces	Approximately 6.25 miles (via Lincoln to Culver to Vista del Mar)	Public Parking; See Marina del Rey Plan	Not Available
Dockweiler State Beach Lots (1-3)	North of ESGS	3 lots with approximately 300 each for a total of 900 spaces	Approximately 1.5 – 2.0 miles north of ESGS on Vista Del Mar	Public Parking / RV Parking	Open Space
Hyperion Lot	North of ESGS	461 spaces	Approximately 1.0 mile north of Vista Del Mar	Public and City Parking	Heavy Industrial
Grand Avenue Lot	North of ESGS	115 spaces	Approximately 0.75 miles north of Vista Del Mar	Public Parking / Concession Use	Open Space

TABLE 5.9-4

**DISCRETIONARY REVIEWS PERFORMED WITHIN THE PAST 18 MONTHS
(CITIES OF EL SEGUNDO AND MANHATTAN BEACH)**

Project Address	Project Description	Applicant	Filing Date	City's Final Action
CITY OF EL SEGUNDO DISCRETIONARY REVIEWS				
2151 Grand Avenue	Lot Line Adjustment to combine 2 Lots.	Opus West Corp.2020 Main Street, Suite 800, Irvine, CA 92614	09/20/2000	
130 E. Grand Avenue	Parking Removal Study -	Mike Wyant	10/09/2000	
348 Concord Street	Vesting Tentative Parcel Map to build three residential units	CAM Construction	10/18/2000	
637 Acacia Avenue & 640 IV. Imperial Avenue	Subdivision to realign rear property line	Thelma I. Boivore	10/25/2000	
1400 East Holly Avenue	A new 26-unit townhouse development -	McElhennie Development c/o Marshall M. Taylor	05/05/2000	
2200-2250 Park Place Spectrum Club	Second Amendment to Conditional Use Permit	Continental Development Corporation	05/12/2000	
2260 E. El Segundo Blvd.	Environmental Assessment for 43,000 Building additions.	Skidmore Owings & Merrill One Front Street, San Francisco	05/18/2000	Approved
863 Bungalow Drive	Lot Split to create two new separate parcels	John Yocum	06/02/2000	Approved
501 Vista Del Mar	Demolition of Oil Tanks	Southern California Edison	06/02/2000	
203 Richmond Street	A new utility-mounted VCF	O'Neal Communications	06/14/2000	
Railroad right-of-way between El Segundo Blvd. & Aviation	A new 65-foot high monopole (WCF) at an active stretch of R-OW	Sprint PCS c/o Larry Miner	06/28/2000	
2221 Park Place	Off-site parking agreement	Jason Lieberman	07/19/2000	
737 Lairport Street	65 ' Monopole w/IS attached antennas	Nextel Communications	07/21/2000	
216 E. Imperial Avenue	44' High WCF mounted on residential apartment complex.	JM Consulting Group for Sprint PCS	08/31/2000	
SW Corner of Douglas & Mariposa Avenue	A new 99,3450 square feet two-story office and manufacturing building.	Overton Moore Property	09/05/2000	
737 L airport St.	New 65-foot monopole (WCF)	Nextel Communications	07/21/2000	

TABLE 5.9-4
(CONTINUED)

Project Address	Project Description	Applicant	Filing Date	City's Final Action
500 E. Imperial Hwy.	New wireless communications facility at Douglas Mortuary	Doug Kearney	05/02/2000	Approved
1415 E. Grand Ave.	3rd 1-yr. extension of tentative map for 28- unit condo project	Jim Kizirian	05/02/2000	Approved
300 N. Continental Blvd.	installing wireless paging facility on roof of existing building	PageNet, Inc.	12/17/9~	Approved
				Approved
360-380 Richmond St.	variance for vehicle access from street in R-3 Zone (expedited)	James Obradovich	12/20/1999	Approved
525 N. Sepulveda Blvd.	Variance for square feet setback for restrooms and pool main room (expedited)	Hacienda Hotel	01/04/2000	Approved
123 Main St	AUP for beer and wine at new restaurant	Anthony and Louis Sanchez	01/14/2000	Receive/Filed
2060 E. Imperial Hwy.	Lot Line Adjustment (2 lots)	Hughes Space & Comm/Raytheon	01/26/2000	
318 W. Acacia Ave.	Variance for rear setback addition to single family residence	Lee and Diana Christopher	01/31/2000	Approved
Denied Resolution 2477	345 & 347 Richmond St.	Cheryl Vacgo	03/06/2000	Withdrawn
700-800 N. Nash St	El Segundo Media Center	El Segundo Media Center, LLC	03/09/2000	Withdrawn
1440 E. Imperial Ave.	Collocation of wireless communications facility on Embassy Suites	Dave Pollard c/c AT&T Wireless Services	03/30/2000	Approved
137, 139 & 141 Richmond St.	Outdoor garden area for wedding ceremonies & gatherings	Occasions	04/26/2000	Approved
2301 Rosecrans Blvd.	200 square feet temporary sign "The Atrium	Continental Development	8/30/99	Approved
114 Sierra St.	Automobile service/repair shop	Robert Chow	09/23/1999	Approved
129 Arena St.	Overnight Kennel Operations	Howie's Doggie Day Care	09/28/1999	4/18/00 Approved
505 and 507 W. Palm Ave.	Wall 7'6" high, additional 8" fill in setback	Herzog, Hickey & Herzog	10/04/1999	Approved
232 Main St.	Beer & Wine - off-site sales	Bob Chow	10/08/1999	Denied
1986 E. Grand Ave.	Add 84 Hotel Rooms & 173 Space Parking Structure	Doubletree Hotel	10/20/1999	Denied
1910 Hughes Way	Truck rental (12) as accessory to existing mini-storage	Pacific Planning Group	11/15/1999	Approved
601 Virginia St.	AUP for beer and wine off-site consumption	Ghaleb Hamideli (Town Market)	12/08/1999	Approved

TABLE 5.9-4**(CONTINUED)**

Project Address	Project Description	Applicant	Filing Date	City's Final Action
2100 E. Mariposa Ave.	AUP for beer and wine at hotel	Hilton Hotels Corp.	12/15/1999	Withdrawn
888 & 898 N. Sepulveda Blvd.	Variance for setbacks, property perimeter	Legacy Partners, Inc.	10/18/1999	Approved
CO Zone	Hotels/motels allowed with CUP	City of El Segundo	07/06/1999	Approved
41 1 5~ Aviation Blvd.	New wireless communications facility 85~ monopole	Sprint PCS	07/19/1999	Withdrawn
2041 Rosecrans Ave., Suite 190	On-site beer and wine at restaurant	Taiko Foods, Inc.	07/19/1999	Approved
505 East Imperial Ave. R-O-W	Wireless communications on existing poles(Expedited)	Pacific Bell Wireless	07/19/1999	Denied
2041 Rosecrans, 831-871 South Nash	Seventh Amend. to PP 12-72 for additional outdoor dining	Continental Development Corp.	08/03/1999	Approved
1910 Hughes Way	Truck rental & storage (access. to self- storage facility)	Pacific Planning Group	08/16/1999	Withdrawn
222 N. Sepulveda Blvd.	Variance to reduce required setback to 18 for canopy	Albert Sawano (Pacific Corporate Towers)	08/24/1999	Approved
Continental Park (10 sites)	CAP. for multi-point communication facilities	Teligent	08/26/1999	Approved
2135 East El Segundo Blvd.	Amendment to DA for GACO for fire easement, hotel size	City of El Segundo	08/30/1999	Approved
408 E. Maple Ave.	8' wall/fill 73' in front and side setbacks	Jon and Marina Cochrane	09/22/1999	
219 Main St.	AUP for on-site sale of beer & wine at new restaurant	Bliupinder Dhaliwal, Indian Restaurant	03/11/1999	Approved
360-370, 372-380 Richmond St.	Subdivision for 2, 5-unit, condominiums	360 Richmond St. LLC	03/16/1999	Approved
1415 E. Grand Ave.	Extension of VTM 51109 28-unit condos(EA-439, EA-285)	Jim Kizirian	04/09/1999	Approved Resolution 2449
330 Concord St.	3-unit condo	William Paulson	04/12/1999	Approved
2200-2250 Park P1.	Addition to Spectrum sports club	Continental Development Corp.	04/16/1999	Approved

TABLE 5.9-4**(CONTINUED)**

Project Address	Project Description	Applicant	Filing Date	City's Final Action
SB & MM Zone	Automobile service uses in Smoky Hollow	City of El Segundo	04/22/1999	Approved Ordinance 1308
2301 Rosecrans Ave	Extension of CUP for Temporary Parking Lot	Continental Development Corp.	06/07/1999	Approved Resolution 2451
El Segundo Blvd.	"Chevcentral" new 66 kv power lines and new substations	Chevron Products Company	06/02/1999	Approved
Smoky Hollow Area	Multimedia Overlay District (MMOD) for Smoky Hollow	City of El Segundo	06/03/1999	
202 Illinois St.	Outdoor dog day care and kennel	Grateful Dogs	06/10/1999	Approved Resolution 4144
CITY OF MANHATTAN BEACH DISCRETIONARY REVIEWS - 2000 PROJECTS				
558 Rosecrans Avenue	Minor Except/add bedroom and bath over garage	Jones	1/11/00	#1 Mailed 2/4
2704 The Strand	Coastal Development Permit addition to rear duplex unit	Walker	1/18/00	Permit Granted
1765 Artesia Boulevard	Use Permit/unmanned telecommunication facility 9-Aug	AT&T Wireless	1/20/00	
2900 The Strand	Coastal Development Permit for new Single Family Residence w/3-car garage	Belardi	1/21/00	Approved
329 19th Street	Coastal Development Permit for new Single Family Residence w/rental unit	Sugden	1/25/00	Permit Granted
118-120 28th Place	Lot Merger	Marcello	1/31/00	Granted
2719 Manhattan Avenue	Lot Merger	Suppe Estate	1/31/00	Granted
1704 Highland Avenue	Coastal/demolition Single Family Residence construction of .new Single Family Residence	LeBeau	2/02/00	Approved
1500 Sepulveda Blvd.	Use Permit/ addition to existing cell site	Air Touch	02/04/00	
225 10th Street	Coastal/Use Permit/ construction of .new construction of .new Single Family Residence	Wood	02/09/00	Approved
1800 N. Sepulveda Blvd (et al)	Merge 3 buildings / mixed use. Commercial, retail	Leahy Associates	02/17/00	
216 28th Street	Minor Except/enclosed. balcony for living area	Kempton	02/18/00	Withdrawn

TABLE 5.9-4**(CONTINUED)**

Project Address	Project Description	Applicant	Filing Date	City's Final Action
304 27th Street	Coastal/Map 2583812 new condos	Schaar	2/22/00	Permit Granted
132 El Porto Street	Coastal/remodel Single Family Residence /add 273sf 2nd fir.	Woinnan	2/22/00	Permit Granted
1708 Highland Avenue	Coastal model Single Family Residence add 869sf 3rd fir.	Birdoes	2/25/00	Approved
Merchant Parking Program	Coastal/extend hours merchant parking permits	City	03/02/00	Approved
Bayview Drive between 26th&27th St. Global West	Coastal/fiber optic cable system	Global West	03/06/00	Approved
228 9th Place	Coastal/ demolition Single Family Residence construction of .new Single Family Residence	White	03/08/00	Permit Granted
604/608 Manhattan Beach Blvd.	Use Permit ./ Map5316O/6-unit condo	Davis	03/13/00	
128 9th Street	Coastal/construction of new single car garage	DuRoss	03/17/00	Approved
1701 Marine Ave. (Sports Complex)	Appeal Planning Commission approval	Liberty Village	03/23/00	Approved
900 N. Sepulveda Blvd.	Zoning Compliance Letter/Holiday Inn	Vijay Patel	03/24/00	Completed
1011 and 1015 Duncan Avenue	Lot Merger/merge 2 separate parcels	Sarasalo	03/28/00	
121 6th Street	Coastal/new house with apartment	Hocking	03/30/00	Approved
1775 Artesia Blvd,	Pre-a l conference/new day care center	Tyner	03/31/00	
2613 Crest Drive	Coastal/residential demolition	City of Manhattan Beach	04/04/00	Approved
2701 Pacific Avenue	Minor Exception/2nd story addition to Single Family Residence	Hogarth	04/04/00	Approved
350 N. Sepulveda Blvd. Unit 1 & 2 Ben & Jerry's	Use Permit Amendment to extension of hours	Ben & Jerry's	04/05/00	
232 20th Street	Coastal/demolition 2 Single Family Residence /constr.1 new Single Family Residence	Komick/Bourgeois Don	04/06/00	Approved
2408 Ocean Drive	Coastal/construction of new Single Family Residence on vacant lot	Lutz	04/40/00	Approved
2nd Street/Aviation Blvd.		Brennan	04/14/00	

TABLE 5.9-4**(CONTINUED)**

Project Address	Project Description	Applicant	Filing Date	City's Final Action
1020 Highland Avenue	Use Permit and .Map 25893,Coastal/ 2-unit condo	Schaar	04/18/00	Approved
1520 Strand	Coastal/ 2-story addition to Single Family Residence	Tanner	04/18/00	Approved
300 Manhattan Beach Blvd.	Conditional Use Permit Amendment./increase antenna height	AirTouch Cellular	04/21/00	
2020 The Strand	Coastal/remodel existing residence	Caldwell	04/26/00	Approved
126 16th Street	Coastal Minor Exception /2nd story deck	Egan	04/26/00	Approved
3321 Highland Avenue	Use Permit Amendment /delete 2 conditions of approval.	Keasler/Seaview	04/27/00	
124 21st Street	Coastal/VTP Map 2595912-unit condo	Morris	05/05/00	Approved
3304 Ajmna Avenue	Coastal/ VTP Map 2591212-unit condo	Van Zanten	05/05/00	Approved
2316 The Strand	Coastal/Convert duplex to Single Family Residence	Stephen	05/10/00	Approved
1775 Artesia Blvd.	Use Permit / Expand childcare center	Tyner	05/12/00	
115 23rd Street	Coastal/VTP Map 25967/2-unit condo	Lutz	05/22/00	Permit Granted
1843 2nd St./230-250 Aviation Blvd.	Master Use Permit/Zone Change/ General Plan Amendment/Lot Line Adjustment.	M.B.Thangle LLC	05/22/00	Approved
2200 Highland Avenue	Coastal Commission Use Permit/Residential Use Permit/mixed use buildings	Lee	05/23/00	Approved
408 The Strand	Coastal/remodel & addition to duplex	Armstrong	05/26/00	Approved
1000-B Manhattan Avenue	Appeal Planning Commission & PPIC approvals	McPherson	06/05/00	Denied
1000-B Manhattan Avenue	Appeal Planning Commission denial re walk-street	Baker/Ornstein	06/07/00	Denied
1008 The Strand	Coastal/new single family residence with 3-ear garage	Wix	06/21/00	Approved
582 31st Street	Minor Exception/rear yard wall height	Toumat	06/21/00	Withdrawn
201 & 203 21st Street	Coastal/VTP Map 25960)2-unit condo	Murphy	06/27/00	Permit Granted
330 S. Sepulveda Blvd.	Use permit office building with cafe	Sepulveda Investment		

TABLE 5.9-4**(CONTINUED)**

Project Address	Project Description	Applicant	Filing Date	City's Final Action
117 34th Street	Coastal/replace 2 single family residence with 1 single family residence	Chamas	07/06/00	Permit Granted
250 N. Sepulveda Blvd.	Pre. Application of Conference /Pizza Hut to Building Wok	Hsu	07/19/00	
205 16th Street	Coastal/new 2story single family residence with basement	Bakhoun	07/25/00	Permit Granted
250 N. Sepulveda Blvd.	Use Permit/redo Pizza Hut to Big Wok	Big Wok	08/02/00	Approved
1216 and 1220 The Strand	Lot Merger/Coastal/2-unit duplex	Belle & Brannan	08/03/00	
309 19th Street	Coastal/new single family residence & apartment	Legare	08/10/00	Approved
3408 The Strand	Coastal/new single family residence	Devine	08/10/00	Approved
700 8th Street	Variance/remodel single family room + roof addition	Hunt	08/11/00	Approved
432 35th Street	Pre- 1 conference /new 3-story single family residence	Keyser (Turpin)	08/15/00	
1203 Artesia Blvd.	Appeal to CC/retain existing pole sign Coastal/construction of new 2 attached units	McDonalds Corp.	08/22/00	Approved
121 4th Street		Ristani	08/23/00	Permit Granted
2409 N. Sepulveda Blvd.	Use Permit/unmanned telecommunication facility	Compass Teleco	08/24/00	
1920 The Strand	Coastal/demolition of duplex construction of new single family residence	Freestone	08/29/00	Permit Granted
120 13th Street	Coastal/demolition of duplex construction of new single family residence	Gonella	08/30/00	Permit Granted
113 30th Street	Coastal/demo triplex, construction of new single family residence	Aecher	09/01/00	Permit Granted
4017 Highland/228 41st Street	Coastal/demolition of existing., construction of new single family residence	Lee/Mundwiler	09/01/00	Permit Granted
212-218 Anderson Street	Lot Line Adjustment/merge 2 parcels	McDermott	09/12/00	
250 N. Sepulveda Blvd.	Appeal to CC/retain existing pole sign	Big Wok	09/22/00	Permit Granted

TABLE 5.9-4**(CONTINUED)**

Project Address	Project Description	Applicant	Filing Date	City's Final Action
401 27th Street	Coastal/demolition of duplex construction of .new single family residence	Argue	10/02/00	Permit Granted
220 19th Street	Coastal/construction of new single family residence on vacant lot	Bakhourn	10/04/00	Approved
300 Manhattan Beach Blvd.	Use Permit/Coastal/satellite radio facility	XM Radio	10/13/00	Approved
808 Highland / 807 Crest	Coastal/Map 26082/2 unit condo	Altemura	10/16/00	Approved
804-806 Highland	Coastal/Map 28083/2 unit condo	Aitamura	10/16/00	Approved
228 41st Street	Coastal/new single family residence	Mundwiler	10/18/00	Approved
916 N. Sepulveda Blvd.	Use Permit/new restaurant in existing building 2	Back Home Inc.	10/25/00	
1999 PROJECTS				
325 Homer Street	Coastal Map 251031/2-unit condo	Chuka	04/02/99	Approved
321 Manhattan Beach Blvd	Use Permit Amendment/entertainment at coffee house	Coffee Bean/Tea	04/05/99	
Various Downtown locations	Coastal Development Permit/Downtown Valet Parking Program	Downtown Business Association.	04/08/99	Approved
1570 H.Rosecrans	Temporary Use Permit/Promotion in parking lot	Milk Moustache	04/12/99	
1127 Longfellow	Environ Assessment/ Request for Alternative Height Measurement	Lutz	04/21/99	
449 23rd St.448 23rd Pl.	Coastal/P. Map 25544/ 2-unit condo	Storm-Western	04/21/99	Approved
2301 and 2305 Grandview	Coastal/P. Map 25545/ 2-unit condo	Storm-Western	04/23/99	Approved
441 21 Street	Coastal/Development Permit/new Duplex	Compton	04/27/99	Approved
327 24th Street	Coastal/demolition duplex/construction of single family residence with apartment	Gregoire	05/06/99	Permit Issued
2904 Alma Street	Coastal/Map 25509 / 2-unit condo	Dawson/Haught	05/11/99	Approved
855 Manhattan Beach. Blvd	Temporary Use Permit/11 tents for health fair	Aztec Tent	05/13/99	Approved
587 26th Street	Variance/new single family residence/setback encroachment	Dodd	05/18/99	Approved
1305 Highland Avenue	Use Perm/Coastal/extend hrs./use patio	Van Amburgh	05/20/99	Approved
1334 Park View	Planned Development Perm./add 2 tennis courts	Manhattan Country Club	05/18/99	

TABLE 5.9-4
(CONTINUED)

Project Address	Project Description	Applicant	Filing Date	City's Final Action
213 Seaview	Coastal/demo existing / construction of new single family residence	Gilmore	05/24/99	Approved
436 24th Street	Coastal/demo existing./construction of new single family residences	Conceicao	05/25/99	Approved
1200 N. Sepulveda	Use Permit Amendment /Expand remodel food service	Target	05/27/99	
460 Altura Way	Variance/allow height exception	Corvin	06/04/99	Approved
1808 Manhattan Beach Blvd.	Use Permit/Convert church to school	Levi	06/07/99	Approved
216 & 220 The Strand	Coastal Development Permit/demo 10 unit apts./no new)	McSorley	06/11/99	Approved
1142 Manhattan Ave.	Use Permit Amendment /allow alcohol & extend hrs.	Rossi/Marison	06/14/99	Approved
121 Moonstone	Coastal/demolition single family residence construct new single family residence	Schneider	06/14/99	Approved
1002 Manh.Beach Blvd.	Sign Exception/redo façade new sign	Tait & Assoc.	06/22/99	Approved
452 32nd Street	Minor Except/Space requirement better structures	Besser	06/24/99	On Hold
1000 Manhattan Avenue	Use Permit/Coastal/serve wine/outdoor sealing	Baker	06/28/99	Approved
121 12th Street	Coastal VTP Map 25465/2-unit condo	Morris	06/29/99	Approved
1817 N. Sepulveda	Variance/allow over height elevator shaft	Patel	07/01/99	Approved
224 29th Street	Coastal/demolition existing/new single family residence with apartment.	Schear	07/14/99	Approved
616 8th Street	Minor Exception/rootline modification	Griffiths	07/14/99	Approved
3312 Ocean Drive	Coastal/demolition of existing/construct new single family residence	Lutz	07/15/99	Permit Granted
101 S. Poinsettia	VTP Map25963/lot split	Poinsettia Ptnrs.	08/02/99	
4108 The Strand	Coastal/construct new single family residence +rental unit	Sackley	08/03/99	Approved
404 20th Street	Coastal/construct new single family residence +rental unit	Anselmo	Not Available	Approved

TABLE 5.9-4**(CONTINUED)**

Project Address	Project Description	Applicant	Filing Date	City's Final Action
1411 17th Street	V.T.P. Map 25662 / 2 condos	Beckett	08/12/99	
217 8th Street	Coastal /demo single family residence construct new single family residence	Kennedy	08/99	Approved
2112 The Strand	Coastal/remodel addition to 3-unit apartment building.	Sullivan	08/20/99	Approved
413 10th Street	Coastal/construct new single family residence with 1 apartment.	Miller	08/25/99	Approved
400 & 402 Marine Avenue	Coastal V.T.P.Map25684/new 2-unit condo	Ricci	08/25/99	Approved
113 & 1 17 24th Street	(See re-submittal 8-Oct / CA 99-45)	McLagan	09/03/99	
300 The Strand	Coastal Development Permit./new single family residence & rental unit	Tucker	09/03/99	Approved
320 32nd Street	Coastal Development Permit./new single family residence	Smith	09/08/99	Approved
129 6th Street .	Coastal Development Permit./addition-remodel existing duplex	Sherk	09/14/99	Approved
Downtown Valet Parking Program City Manhattan Beach.	Coastal Development Permit /vehicle drop-off in downtown	City Manhattan Beach.	09/15/99	Approved
44 Fairway Drive (Estate homes) Manhattan Beach VIII.HOA	RPD Amend/remove rooftop solar units	Manhattan Villa Home Owner Association	09/20/99	
207 Seaview	Coastal D.P./vehicle drop-off in downtown	Jasaitis	09/22/99	Approved
71 1 N. Herrin	RPD Amend/remove rooftop solar units	Olson	09/27/99	
422 23rd Street	Coastal / VTP Map 25714/2-Unit Condo	Ricci	09/27/99	Approved
216 1st Street	Coastal / VTP Map 25776/2-Unit Cond	Lutz	09/27/99	Approved
850 N. Sepulveda Blvd.	Use Permit / rooftop telecommunication facility	JMConsulting	09/30/99	
1305 Highland Ave/Uncle Bills	Appeal to CC re Planning Commission approval	Kezirian	10/07/99	
113 and 117 24th Street	Coastal/Lot line adjust/Map25708/DEMO	McLagan	10/18/99	Approved
500 S. Sepulveda Blvd.	Use Permit Amendment/convert restaurant to office	Davisson	10/13/99	Approved

TABLE 5.9-4**(CONTINUED)**

Project Address	Project Description	Applicant	Filing Date	City's Final Action
429 35th Street	Minor Exception/expand connect existing single family residence	Barone	10/20/99	#2- Mailed 11/10
401 7th Street	Minor/Exception Expand connect existing Single Family Residence	Miller	10/20/99	#2 Mailed 11/109
1119 Sepulveda Blvd.	Temporary Use Permit /"grand opening" event	Jiffy Lube	11/03/99	Approved 11/9
1129 Sepulveda Boulevard	Pre-application conference/ rebuild gas station with food	Equilion Enterprise	10/27/99	
204 21 st Place	Coastal / VTP Map 25738/2 unit condo	McElhinnie	11/04/99	Approved
114 N. Sepulveda	Temporary Use Permit/ "anniversary event"	EZ Lube	11/19/99	Approved 11/19/99
1133D Artesia	Use Permit Amendment /convert restaurant to office	Signage Solutions	11/19/99	Admin. Approved
332-334 21st Street	Coastal/VTPMap25767/2-unit condo	Watley	11/19/99	Approved
1209 Bayview Avenue	Coastal Variance/single family residence 2 nd Story Encroach	Zee	11/29/99	Approved
218 8th Street	Coastal/SFR/2-Story + Basement	Pallai	11/30/99	Approved
1000 Highview	Variance/Pool Encroachment /Increase fence Height	Leach	11/30/99	Withdrawn MAILED 2/25
401 Manhattan Beach Blvd.	Pre-application conference regarding Master Use Permits	Ireland Miller Inc.	12/01/99	
1705 Strand	Coastal/remodel additional to non-conference .Single family residence	Gross	12/06/99	Approved
1203 Artesia Blvd.	Use Permit/demolish existing /build new McDonald	McDonald's	12/16/99	INCOMPLETE 1/25
1129 N. Sepulveda Blvd.	Use Permit/Variance/rebuild existing gas station	Shell	12/16/99	
1701 Marine Ave.	General Plan Amendment /Zone Change/Use Permit/ park & fitness center	BC Health District	12/17/99	
1121-33-39-45-57 Artesia Blvd.	Use Permit Amendment/combine parking in 2 commercial centers	Manhattan Place Inc.	12/17/99	
128 1st Place	Coastal/demolition of existing./construct new single family residence	Sherman	12/20/99	Approved
320 45th Street	Coastal/VTP Map25752/2-Unit Condo	320 45th St. LLC	12/20/99	Approved

TABLE 5.9-4
(CONTINUED)

Project Address	Project Description	Applicant	Filing Date	City's Final Action
401 Manhattan Beach Blvd.	Use Permit Amendment /convert restaurant to mixed use	Ireland Miller Inc.	12/20/99	
608 Manhattan Beach	Use .Permit./VTP Map 25851/4-Unit Condo	Davis	30-Dec	Withdrawn

Environmental consequences are discussed in this section relative to the study area within one-mile of the generating plant site and all lands within a 0.5-mile-wide corridor centered off of pipeline facilities (i.e., 0.25 mile on either side of linear facilities). Potential land use impacts relate to both the construction and operation of the generating plant and pipelines.

5.9.2.1 Plant Facility

Site Preparation. As described in Section 3.8, the ESPR project will include the complete demolition and removal of Units 1 and 2, the tank farm, and other buildings on the ESGS site. In addition, the existing administration building, warehouse, and south tank farm will be removed. All construction traffic will enter the job site from either the Chevron gate located north of the project site or the plant's main entrance gate at the south end of the plant site. Worker parking and material laydown areas will be on-site. Demolition activities will occur prior to the construction period for approximately four to five months.

Residences located in the City of El Segundo and Manhattan Beach may experience short-term impacts associated with site preparation, including visual disruption, increased noise and dust, and increased traffic and vehicle emissions due to project equipment and vehicles using surrounding roadways.

Construction. Construction activities will minimize interference with the existing Chevron oil refinery, nearby residences, and recreational uses near the project site (see Sections 5.2 - Air Quality; 5.11 - Traffic and Transportation; 5.12 - Noise; and 5.13 - Visual Resources for additional information). After demolition activities are completed and grading of the plant site commences, the power block (i.e., two combustion turbine generators, two heat recovery steam generators, and associated stacks, and single steam turbine generator) will be constructed in an area of approximately 5.5 acres within the 32.8-acre site.

Construction activities will potentially impact local roadways, increasing congestion along access routes to existing industrial operations within the area. Construction activities will also increase the likelihood of additional noise, dust, and emissions from grading equipment and other construction vehicles.

Residences located in the City of El Segundo and Manhattan Beach may experience short-term impacts associated with facility construction including visual disruption, increased noise and dust, and increased traffic and vehicle emissions due to project equipment and vehicles using surrounding roadways (see Sections 5.2 - Air Quality; 5.11 - Traffic and Transportation; 5.12 - Noise; and 5.13 - Visual Resources for more information).

Overall, land use impacts associated with construction activities will be insignificant due to the compatibility with existing land uses (Chevron Oil Refinery, Hyperion Sewage Treatment Plant

and Los Angeles Department of Water and Power Scattergood Generating Station) and the temporary construction period.

The project involves the redevelopment of an industrial use in an area designated for petroleum and energy related uses. The project will not result in a change of land use, nor will it change the character of the surrounding area. The project is consistent with the existing uses in the project area. The ESPR power plant is consistent with the existing zoning designations for the site, and therefore no impacts to land use or zoning are expected to occur. The project will not require a change in land use or zoning designations. As a result, no impacts to land use or zoning are expected to occur. Additionally, the ESPR power plant is designated Heavy Industrial in the City of El Segundo's General Plan and is therefore consistent with the current land use designation.

Operations and Maintenance. The project site is currently and has historically been used as a power plant site since 1950. The use as an energy generating station is consistent with the existing land use regulations, and will be consistent with future anticipated land use regulations in the area. Since the City of El Segundo's General Plan designates the project and surrounding area as Heavy Industrial, the power plant will be compatible with potential planned future development in the area. Specific potential impacts to noise, traffic, biology, and other environmental disciplines are discussed in other sections of this AFC (5.2 Air Quality; 5.11 Traffic and Transportation; 5.12 Noise; 5.13 Visual Resources; 5.5 Biology).

El Segundo Power II LLC currently owns the ESGS site. The tank farm is located on a separate parcel owned by Southern California Edison (Assessor's Parcel Number 4138-029-801). Acquisition of the tank farm area is currently in progress.

Abandonment/Closure. Planned permanent closure impacts will be incorporated into the facility closure plan and evaluated at the end of the generating stations' economic operation.

5.9.2.2 Pipelines

Water Supply Pipeline (Route 1).

Construction. Construction activities associated with the development of the water supply lines are expected to occur over a six-month period. Construction activities will be undertaken so as to minimize interference with the existing land uses in the pipeline corridor.

Pipeline construction operations will involve six major activities: 1) clearing and grading; 2) trenching; 3) stringing pipe and fittings; 4) line-up and connecting; 5) backfill, restoration, and cleanup; and 6) hydroseeding. Construction of the water supply pipelines will require a

maximum 40 foot wide right-of-way, and will disturb a total of 7.48 acres during construction.

The water supply lines will be placed within the street right-of-ways in the Cities of El Segundo and Los Angeles. Existing land uses within 0.5 miles of the water supply lines include: industrial, residential, commercial, open space, and public space. Sensitive receptors include residential, educational, and recreational uses.

The water pipelines will be placed within the right of way of existing streets; many, if not all, have additional utilities within the right of way. The construction of these pipelines is considered consistent with land use patterns and designations. Therefore, no impacts to land use or zoning are expected to occur from the construction of the water pipelines.

Construction activities will remain within the boundaries of the roadways. In addition, the streets into which the pipelines will be placed are located through fully developed industrial, commercial, and residential areas. Pipeline construction activities will require temporary lane closures along the following roadways: Eucalyptus Drive, El Segundo Boulevard, Richmond Street, Grand Avenue, Vista Del Mar, and 45th Street. Since at this time it is uncertain whether the construction will occur near the shoulder or in the middle of the roadway, it is conservatively assumed that up to one full lane would be closed during pipeline construction activities along a given roadway.

Pipeline construction activities, and associated lane closures as needed, would be scheduled so that affected roadways operate at or above their designed capacity. See Sections 5.11.3 and 5.11.4 for mitigation to prevent or reduce the impacts to the roadway segment during pipeline construction.

Temporary disturbances related to air quality, traffic, noise, and visual resources will occur along adjacent land uses during construction of the pipeline. Potential temporary impacts and applicable mitigation measures are discussed in Sections 5.2 - Air Quality; 5.11 - Traffic and Transportation; 5.12 - Noise; and 5.13 - Visual Resources for more information. These impacts on land use are not considered significant because of the temporary nature of the construction period (6 months).

Operations and Maintenance. There will be no impacts to land use during normal pipeline operation, since the water pipelines will run underground along existing city roadways. The West Basin Municipal Water District and the City of El Segundo (Metropolitan Water District of Southern California) will own, operate, and maintain the water lines.

Sanitary Sewer Line (Route 2).

Construction. The sanitary waste line (Route 2) may require construction of a lift station on the plant site. This would include the routing of pipe onsite to the south property line, and the routing of approximately 150 feet of forced flow sewer line from the site to an existing manhole at the intersection of The Strand and 45th Street. The pipeline will be constructed of 3-inch diameter PVC pipe and backfilled a minimum of 24 inches with soil. Pavement sections will be replaced along trenched areas. Construction of the water supply will require a 45-foot right-of-way, and will disturb a total of 0.15 acres during construction.

The sanitary waste line will be placed predominantly within the plant site and tie into a connection within the City of Manhattan Beach. Existing land uses within 0.5 miles of the sanitary waste line include: industrial, residential, commercial, open space, and public space. Sensitive receptors include residential and recreational uses.

Temporary disturbances related to air quality, traffic, noise, and visual resources may occur along adjacent land uses during construction of the pipeline. Potential temporary impacts and applicable mitigation measures are discussed in Sections 5.2 - Air Quality; 5.11 - Traffic and Transportation; 5.12 - Noise; and 5.13 - Visual Resources for more information. Impacts are not considered significant because of the temporary construction period (6 months).

Operations and Maintenance Phase Impacts. There will be no impacts to land use during normal pipelines operation, as the water pipelines will run underground mostly through the plant site. The sanitary sewer line will be operated by the City of Manhattan Beach Public Works Department.

Aqueous Ammonia Pipeline (Route 3).

Construction. The new aqueous ammonia pipeline (Route 3) will begin at a tie-in within the Chevron Refinery and will be routed to the north perimeter fence of the power plant site via the Vista del Mar overpass. The pipeline will be constructed of 3-inch diameter carbon steel pipe.

The aqueous ammonia line will be constructed above ground and entirely within Chevron's existing refinery and marine terminal properties. Therefore, temporary disturbances related to air quality, traffic, noise, and visual resources will be avoided during construction of the pipeline. Potential temporary impacts and applicable mitigation measures are discussed in Sections 5.2 - Air Quality; 5.11 - Traffic and Transportation; 5.12 - Noise; and 5.13 - Visual Resources for more information. Impacts are not considered significant because of the temporary construction period (6 months).

Operations and Maintenance. The aqueous ammonia pipeline would be operated through an agreement between Chevron Refinery and El Segundo Power II LLC. No impacts to land use are anticipated since the pipeline would be located underground within the ESGS and the Chevron Refinery.

Worker Parking and Equipment Staging Locations. Material and equipment staging areas required during the construction period will be located on a previously disturbed site with no known environmental sensitivity. Land uses in the proximity of the staging areas will experience temporary disturbances related to air quality, traffic, noise, and visual resources during the demolition and construction period. Impacts are not considered significant given the temporary nature of the construction period.

As shown on Figure 3.2-1, several potential sites have been selected as staging and parking areas. It is likely that more than one parking site will be used, thereby minimizing potential land use and traffic impacts associated with a high concentration of vehicles.

5.9.2.4 Cumulative Impacts

Projects identified for consideration in the assessment include those: 1) where an application has been submitted to local jurisdictions for required approvals and permits; and, 2) that have been previously approved and may be implemented in the near future.

Information concerning potential future projects needed for the cumulative impact assessment was primarily obtained via personal communications. Information available via the Internet was also reviewed. Information was provided by the City of El Segundo Community Development Department, Manhattan Beach Planning Department, City of Torrance Planning Department, City of Los Angeles Planning Department, City of Hermosa Beach Planning Department, City of Hawthorne Planning Department, and the City of Redondo Beach Planning Department. The Cities have a number of proposed and ongoing projects.

The ESPR project and identified cumulative projects would result in incremental cumulative impacts to land use, air quality, noise, and traffic during the construction period. Noise and land use impacts are not considered significant due to the temporary nature of the construction.

Probable future projects that occur within the similar construction time frame as the ESPR project would increase short-term air pollutant emissions during the construction activities. Any additional construction activities occurring during this time in the vicinity of LAX would increase emissions beyond already significant levels. However, it is difficult to determine the exact impact from construction emissions given the uncertainty regarding the

timing and phasing of these projects. Cumulative impacts from construction emissions, although difficult to estimate, are insignificant due to the lack of large scale construction projects approved within the area.

5.9.3 Stipulated Conditions

As a means of cooperating with the CEC and establishing a conciliatory relationship, and an open efficient AFC process that allows the Commission to utilize its resources in the most efficient manner possible, ESPR expresses a willingness to stipulate to and accept the following CEC standard general conditions as promulgated by the CEC that apply to the issue area of **Land Use**.

LAND-1: Development Plan Approved by Local Authority. Project owner must submit a development plan for the site to the City of El Segundo. The project owner shall not implement the plans until approved by the CPM.

Protocol: The project owner shall:

- Submit to the CEC Compliance Project Manager (CPM) for review and approval site plans (for the power plant and electrical transmission structure) as required by Design Review
- Provide evidence that the City had been consulted regarding the plans
- Attach any recommendations from the City.

Verification: At least sixty (60) days prior to the start of construction of the Project, the project owner shall submit the site plans to the CPM for review and approval. The submittal shall include any recommendations from the City.

LAND-2: Development Plans for Site in Compliance with Local Requirements. Site plan shall be in compliance with the City of El Segundo Municipal Code. Specific use requirements to which the project shall conform include: uses generally; permitted uses; similar uses permitted by Commission determination; conditional uses; and, property development standards.

Protocol: The project owner shall submit the proposed design criteria to the CPM and the City of El Segundo for review and comment before implementing the work.

Verification: The project owner shall provide to the CPM, in a monthly Compliance Report, evidence of compliance with Section 18.266 of the City of El Segundo Municipal Code as described above.

LAND-3: Development Plans for Pipelines. Project Owner shall ensure that the offsite pipelines are constructed in compliance with all local requirements for all cities that they are constructed in.

Protocol: Project Owner shall submit and obtain approval for pipeline construction plans to:

- 1) City of El Segundo
- 2) City of Manhattan Beach
- 3) City of Los Angeles.

Verification: At least sixty (60) days prior to the start of construction of the offsite pipelines, Project owner shall submit to the CPM a letter from each City that the pipelines project comply with city requirements.

5.9.4 Mitigation Measures

The project will cause no significant adverse land use impacts and will not conflict with existing land use activities in the area. Therefore, no land use mitigation measures were identified.

5.9.5 Applicable Laws, Ordinances, Regulations, & Standards

LORS related to land use and their applicability to the project are summarized in Table 5.9-5. ESPR will be constructed and operated in compliance with all applicable land use LORS, as discussed below.

5.9.5.1 Federal

14 CFR Part 77, “Objects Affecting Navigable Airspace”. Requires completion of FAA Form 7460-1 “Notice of Proposed Construction or Alteration (NCPA) whenever a project results in construction or alteration of structures more than 200 feet in height above ground level. The applicant filed a determination. The Federal Aviation Administration is evaluating the project for potential air navigation conflicts. Please refer to Section 5.11.5.1 for additional information.

TABLE 5.9-5
LORS AND COMPLIANCE FOR LAND USE

Conformance (Section)	LORS	Jurisdiction	Applicability
Federal			
Section 5.9, Land Use, 5.11.5.1	14 CFR Part 77, "Objects Affecting Navigable Airspace."	Federal Aviation Administration, Western Pacific Regional Office Air Traffic Division	Requires completion of FAA Form 7460-1 "Notice of Proposed Construction or Alteration" (NCPA) whenever any project results in construction or alteration of structures more than 200 feet in height above ground level.
State			
5.9.5.2	Cal. Pub. Res. Code § 25523(a); 20 CCR §§ 1752, 1752.5, 2300 - 2309, and Chapter 2, Subchapter 5, Appendix B, Part (i)(3) and (4).	CEC	Evaluate compatibility of the proposed project with relevant land use plans.
5.9.5.2	California Coastal Act	California Coastal Commission	Comply with applicable Coastal Act policies and Local Coastal Programs.
Local			
5.9.5.3	El Segundo Zoning Ordinance.	City of El Segundo Community Economic and Development Services Department	Compliance with policies, development standards, and specific zoning requirements.
5.9.5.3	El Segundo General Plan.	City of El Segundo Community Economic and Development Services Department	Comply with land use provisions.
5.9.5.3	El Segundo Local Coastal Plan.	City of El Segundo Community Economic and Development Services Department	Comply with policies addressing coastal zone management.
5.9.5.3	El Segundo Municipal Code	City of El Segundo Community Economic and Development Services	Comply with all applicable municipal codes.

**TABLE 5.9-5
(CONTINUED)**

Conformance (Section)	LORS	Jurisdiction	Applicability
5.9.5.3	Manhattan Beach General Plan	City of Manhattan Beach Community Development Department	Comply with land use provisions.
5.9.5.3	Manhattan Beach Zoning Ordinance	City of Manhattan Beach Community Development Department	Compliance with policies, development standards, and specific zoning requirements.
5.9.5.3	Westchester-Playa Del Rey District Plan	City of Los Angeles Planning Department	Comply with land use provisions. No applicable policies related to land use were identified.
5.9.1.1	City of El Segundo Municipal Code – Title 20 <i>Zoning</i> Section 20.41.020 – 20.41.025	City of El Segundo, Community Economic and Development Services Dept.	Defines uses permitted within the M-2 heavy Industrial Zone
5.9.1.1	City of El Segundo Municipal Code – Title 20 <i>Zoning</i> Section 20.41.030 (Ord. 1239).	City of El Segundo, Community Economic and Development Services Dept.	Defines uses subject to a Administrative Use Permit within the M-2 heavy Industrial Zone
5.13	City of El Segundo Municipal Code – Title 20 <i>Zoning</i> Section 20.12.170	City of El Segundo, Community Economic and Development Services Dept.	Provides landscaping guidelines.
5.9.5.3	City of El Segundo Municipal Code – Title 20 <i>Zoning</i> Section 20.54	City of El Segundo, Community Economic and Development Services Dept.	Provides guidelines concerning Off-Street Parking and Loading Spaces
5.9.5.3	City of El Segundo Municipal Code – Title 20 <i>Zoning</i> Section 20.41.090	City of El Segundo, Community Economic and Development Services Dept.	Provides guidelines concerning signage requirements
5.9.5.2	City of El Segundo Municipal Code – Title 20 <i>Zoning</i> Section 20.92.030	City of El Segundo, Community Economic and Development Services Dept.	Projects exempt from Coastal Development Permit requirements.

**TABLE 5.9-5
(CONTINUED)**

Conformance (Section)	LORS	Jurisdiction	Applicability
5.9.5.2	City of El Segundo General Plan – 1992 Land Use Element <i>Goals, Objectives, and Policies</i> Policy LU1-5.6	City of El Segundo, Department of Planning and Building Safety	Requires all projects to adhere to the processing and review requirements found in the City Zoning Ordinance and the guidelines for the implementation of the California Environmental Quality Act (CEQA).
5.14.3 5.15.3 5.16.3	City of El Segundo General Plan – 1992 Land Use Element <i>Goals, Objectives, and Policies</i> Policy LU5-1.1	City of El Segundo, Department of Planning and Building Safety	Requires that offensive and hazardous industrial uses should be restricted to designated locations and appropriate regulations adopted to minimize hazards.
5.13.3	City of El Segundo General Plan – 1992 Land Use Element <i>Goals, Objectives, and Policies</i> Policy LU5-2.1	City of El Segundo, Department of Planning and Building Safety	New industrial developments shall provide landscaping in parking areas and around the buildings. This landscaping is to be permanently maintained.
5.2.3 & 5.2.4 5.3.3 & 5.3.4 5.5.3 & 5.5.4 5.6.3 & 5.6.4 5.7.3 & 5.7.4 5.8.3 & 5.8.4 5.12.3 & 5.12.4	City of El Segundo General Plan – 1992 Land Use Element <i>Goals, Objectives, and Policies</i> Policy LU5-2.3	City of El Segundo, Department of Planning and Building Safety	New industrial developments shall comply with seismic, noise, air, water, and environmental regulations.
5.5.1 5.11.1	City of El Segundo General Plan – 1992 Land Use Element <i>Goals, Objectives, and Policies</i> Policy LU7-1.2	City of El Segundo, Department of Planning and Building Safety	No new development shall be allowed unless adequate public facilities are in place or provided for.
5.14.3 5.15.3 5.16.3	City of El Segundo Municipal Code – Title 6 <i>Health and Sanitation</i> , 6.21.010 (Ord. 1088). California Health and Safety Code Sections 25500 through 25521	City of El Segundo, Department of Planning and Building Safety	The city manager is the administering agency for the implementation of the hazardous material inventory and emergency response program
5.4.3 5.5.3 & 5.5.4	City of El Segundo Municipal Code – Title 6 <i>Health and Sanitation</i> , 6.26.060 (Ord.1235).	City of El Segundo, Department of Public Works	Applicants for building approval shall either submit a separate Urban Runoff Mitigation Plan or shall address the requirements of urban runoff mitigation.

**TABLE 5.9-5
(CONTINUED)**

5.5.3 & 5.5.4	City of El Segundo Municipal Code – Title 6 <i>Health and Sanitation</i> , 6.26.070 (Ord. 1235).	City of El Segundo, Department of Planning and Building Safety	All permits required by state or federal law, including but not limited the filing of a Notice of Intent to comply with a NPDES General Construction Activity Storm Water Permit are required for applicable construction projects
5.11.5.5	City of El Segundo Municipal Code – Title 7 <i>Sewers</i> , 7.12.010 (Ord.1093).	City of El Segundo, Department of Public Works	No person shall connect to or tap a public sewer of the city or maintain a connection or tap to such sewer without obtaining a permit from the public works director, an excavation permit, and an easement permit.
5.12.5.5	City of El Segundo Municipal Code – Title 9 <i>Nuisances</i> , 9.06.010 (Ord. 958, Ord.1242).	City of El Segundo Police Department	Causing or allowing any noise or vibration in a manner prohibited is a public nuisance.
5.2.5.5	City of El Segundo Municipal Code – Title 9 <i>Nuisances</i> , 9.07.010 (Ord. 1184)	City of El Segundo Police Department	Unnecessary and excessive emission of dust and particulate matters is a public nuisance.
5.11.3 5.15.3 & 5.15.4	City of El Segundo Municipal Code – Title 10 <i>Vehicles and Traffic</i> , 10.30.010 (Ord. 1003).	City of El Segundo, Department of Planning and Building Safety	A vehicle transporting a hazardous material must be attended at all times by its driver.
5.11.5.5	City of El Segundo Municipal Code – Title 12 Excavations and Obstructions, 12.04.010 (Ord. 1130).	City of El Segundo, Department of Planning and Building Safety	A permit shall be required for any work or encroachment in the public right-of-way.
5.9.5.5	City of El Segundo Municipal Code – Title 16 <i>Buildings and Structures</i> , (Ord. 1299).	City of El Segundo, Department of Planning and Building Safety	The 1997 Edition of the Uniform Building Code, promulgated and published by the International Conference of Building Officials are adopted and in effect
5.9.5.5	City of El Segundo Municipal Code – Title 16 <i>Buildings and Structures</i> , 16.06.010 (Ord. 1152).	City of El Segundo, Department of Planning and Building Safety	Procedures and standards for identification and classification of un-reinforced masonry bearing wall buildings.
5.9.5.5	City of El Segundo Municipal Code – Title 16 <i>Buildings and Structures</i> , 16.08.010 (Ord. 1300 superseding Ord. 1234).	City of El Segundo, Department of Planning and Building Safety	The 1996 Edition of the National Electrical Code, promulgated and published by the International Conference of Building Officials, is adopted and in effect

**TABLE 5.9-5
(CONTINUED)**

5.9.5.5	City of El Segundo Municipal Code – Title 16 <i>Buildings and Structures</i> , 16.12.010 (Ord. 1303).	City of El Segundo, Department of Planning and Building Safety	The 1997 Edition of the Uniform Plumbing Code, promulgated and published by the International Association of Plumbing and Mechanical Officials and the International Conference of Building Officials, is adopted and in effect.
5.9.5.5	City of El Segundo Municipal Code – Title 16 <i>Buildings and Structures</i> , 16.16.010 (Ord. 1304 superseding Ord. 1230).	City of El Segundo, Department of Planning and Building Safety	The 1997 Edition of the Uniform Mechanical Code, promulgated and published by the International Conference of Building Officials, is adopted and in effect
5.9.5.3	City of El Segundo Municipal Code – Title 16 <i>Buildings and Structures</i> , 16.24.010(Ord. 1305 superseding 1233).	City of El Segundo, Department of Planning and Building Safety	The 1997 Edition of the Uniform Sign Code, promulgated and published by the International Conference of Building Officials, is adopted and in effect
5.9.5.3	City of El Segundo Municipal Code – Title 16 <i>Buildings and Structures</i> , 16.40.010 (Ord. 672).	City of El Segundo, Department of Planning and Building Safety	Describes and identifies Fire Zones
5.9.5.3 5.9.5.5	City of El Segundo Municipal Code – Title 17 <i>Fire Prevention</i> , 17.04.010(Ord. 1298).	City of El Segundo, Department of Planning and Building Safety	The Uniform Fire Code, 1997 promulgated and published by the International Fire Code Institute, Western Fire Chiefs Association, and the International Conference of Building Officials, is adopted and in effect
5.9.5.3 5.9.5.5	City of El Segundo Municipal Code – Chapter 19.16	City of El Segundo, Department of Planning	Specific requirements for lot line adjustments and subdivisions as required under the California Subdivision Map Act.
5.9.5.5	City of El Segundo Municipal Code – Chapter 20.55 Transportation Systems Management	City of El Segundo, Department of Planning and Building Safety	Sets forth requirements for major employers and occupants for ridesharing and other programs.
5.9.5.5	City of Manhattan Beach Municipal Code – Title 5 <i>Sanitation and Health</i> , 5.36.030 (Ord. 649)	City of Manhattan Beach, Department of Community Development	Required. It shall be unlawful for any person to construct any public sewer or public sewer connection in the City without first obtaining the necessary written permit from the Building Inspector.
5.9.5.5	City of Manhattan Beach Municipal Code – Title 5 <i>Sanitation and Health</i> , 5.48.060 (Ord. 1957)	City of Manhattan Beach, Department of Community Development	Regulates construction noise and hours permissible to perform construction.

**TABLE 5.9-5
(CONTINUED)**

5.9.5.5	The City of Manhattan Beach Municipal Code , Title 7- <i>Public Works</i> , Section 7.08.010 (Ord. 307).	City of Manhattan Beach, Department of Public Works	“Street-cut” permit
5.9.5.5	The City of Manhattan Beach Municipal Code , Title 7- <i>Public Works</i> , Section 7.16.030	City of Manhattan Beach, Department of Public Works	Excavation permit
5.9.5.5	The City of Manhattan Beach Municipal Code , Title 7- <i>Public Works</i> , Section 7.28.100 (Ord. 1109)	City of Manhattan Beach, Department of Public Works	Owners of property within a District shall construct the portion of the service connections on his property between the property facilities and the termination facility adjacent the property.
5.9.5.5	The City of Manhattan Beach Municipal Code , Title 7- <i>Public Works</i> , Section 7.36.010 (Ord. 1304 eff. 10/5/72)	City of Manhattan Beach, Department of Public Works	Permit to encroach into a planned or existing public right of way
5.9.5.5	The City of Manhattan Beach Municipal Code , Title 7- <i>Public Works</i> Section 7.40.020	City of Manhattan Beach, Department of Public Works	Permit for activities resulting in installing or maintaining a temporary encroachment
Appendix A, B	City of Manhattan Beach Municipal Code – Title 9 <i>Building Regulations</i> Section 9.32.010 (Ord. 1937)	City of Manhattan Beach, Department of Community Development	The “Uniform Plumbing Code 1997 Edition,” promulgated and published by the International Association of Plumbing and Mechanical Officials, is established and adopted as the “Plumbing Code” of and for the City.
5.9.5.5	City of Los Angeles Municipal Code – Chapter VI <i>Public Works and Property</i> , SEC. 61.02. (Ord. No. 135,199)	City Board of Public Works	Any grading project that will not be completed prior to the commencement of the rainy season may be required to submit plans for the installation of temporary erosion control devices.
5.9.5.5	City of Los Angeles Municipal Code – Chapter VI <i>Public Works and Property</i> , SEC. 61.06. (Ord. No. 142,123)	City Board of Public Works	All work involving City property or rights of way shall be performed in accordance with the provisions of the latest edition of the manual entitled "Work Area Traffic Control" adopted by the Board.
5.9.5.5	City of Los Angeles Municipal Code – Chapter VI <i>Public Works and Property</i> , SEC. 62.02. (Ord. No. 171,924)	City Board of Public Works	No person excavation in or under the surface of any public street or public place without first receiving a permit from the Board to do so.

**TABLE 5.9-5
(CONTINUED)**

5.9.5.5	City of Los Angeles Municipal Code – Chapter VI <i>Public Works and Property</i> , SEC. 62.40.	City Board of Public Works	No person shall open, or allow to remain open, any manhole upon any street, sidewalk or right of way without having first obtained a written permit from the Board to do so.
5.9.5.5	City of Los Angeles Municipal Code – Chapter VI <i>Public Works and Property</i> , SEC. 62.45 (Ord. No. 156,300)	City Board of Public Works	No person shall maintain upon any public street, sidewalk or parkway any kind of material or equipment without receiving a permit
5.9.5.5	City of Los Angeles Municipal Code – Chapter VI <i>Public Works and Property</i> , SEC. 62.105.	City Board of Public Works	No person shall do work in any street without first obtaining approval of plans and specifications and the lines and grades therefor from the City Engineer. (Amended by Ord. No. 115,316, Eff. 2/15/60.)
5.9.5.5	City of Los Angeles Municipal Code – Chapter VI <i>Public Works and Property</i> , SEC. 62.136. (Ord. No. 82,963)	City Board of Public Works	It shall be unlawful for any person to move any overload upon any public street or place in the City of Los Angeles without a permit therefor from the Board of Public Works of the City of Los Angeles
5.9.5.5	City of Los Angeles Municipal Code – Chapter VI <i>Public Works and Property</i> , SEC. 62.137. (Ord. No. 82,963)	City Board of Public Works	Overloads – When unlawful to move without inspection.
5.11.1 5.11.2	City of Los Angeles County Code, Title 15 <i>Vehicles and Traffic</i> , 15.60.010 (Ord. 86-0091U § 1, 1986; Ord. 84-0101 § 1 (part), 1984; Ord. 12000 § 1 (part), 1979; Ord. 6544 Ch. 2 Art. 5 § 2501, 1954.)	Sheriff's Department of Los Angeles County	Temporary Road Closures
5.11.1 5.11.2	City of Los Angeles County Code, Title 15 <i>Vehicles and Traffic</i> , 15.92.010 (Ord. 226 § 1, 1910.)	Board of supervisors of the county of Los Angeles.	Authorizes the closing of roads during improvement work.
5.11.1 5.11.2	City of Los Angeles County Code, Title 15 <i>Vehicles and Traffic</i> , 15.92.020 (Ord. 82-0134 § 1, 1982; Ord. 226 § 2, 1910.)	Board of supervisors of the county of Los Angeles.	Requires signs when roads are closed.

5.9.5.2 State

The California Coastal Zone Conservation Act of 1972 establishes policies for the protection and development of the State's coastal areas and requires all public agencies and federal agencies to implement a Local Coastal Program. The project site is within the City of El Segundo and will therefore be subject to compliance with the City of El Segundo's Local Coastal Program, as described in Section 5.9.5.3.

5.9.5.3 Local

City of El Segundo General Plan. The City of El Segundo General Plan, adopted in 1992, reflects the values and contains the goals of the community with respect to development. The plan is general in nature and provides a vision of the future. The General Plan contains an evaluation of existing conditions and provides long-term goals and policies to guide growth and development for the next 15-20 years. The general plan includes implementation programs that are designed to carry out the goals and policies of the plan. These programs include zoning, subdivision ordinances, specific plans, growth management policies, capital improvement programs, environmental review procedures, building and housing codes, and redevelopment plans.

Land Use Policy Consistency

The following land use policies apply to the ESPR project:

- **Policy LU3-2.3:** Appropriate buffers such as walls, landscaping, or open space, shall be provided between residential and non-residential uses.
- **Policy LU1-5.6:** Require all projects to adhere to the processing and review requirements found in the City Zoning Ordinance and the guidelines for the implementation of the California Environmental Quality Act (CEQA).
- **Policy LU5-2.1:** New industrial developments shall provide landscaping in parking areas and around the buildings. This landscaping is to be permanently maintained.
- **Policy LU5-2.2:** All outdoor storage shall be screened by masonry walls and landscaping.
- **Policy LU5-2.3:** New industrial development shall comply with seismic, air, noise, water, and environmental regulations.

- Policy LU6-1.3: Utilization of utility easements (flood control, power line rights-of-way) for recreational, open space, and beautification purposes should continue and additional possibilities should be explored.
- Policy LU7-2.3: Continue long-term programs in conjunction with Southern California Edison and the Los Angeles Department of Water and Power for eventually placing all utilities, that they are responsible for, underground.
- Policy LU7-2.3: All new development shall place utilities underground.
- Policy LU7-2.5: All public facilities and utilities should be designed to enhance the appearance of the surrounding areas in which they are located.

The project is consistent with the above land use policies. The project will incorporate appropriate buffers and landscaping to mitigate noise and visual impacts. The project will be consistent with the City's zoning designation for the site (Heavy Industrial) and all new pipelines constructed within public streets will be placed underground.

The project is a permitted use within the City's M-2 Zone District. This zone is intended to provide areas suitable for the development of heavy manufacturing, assembling, or processing activities. The project would be designed to comply with the development standards required for the M-2 Zone District.

This AFC is being prepared as required by the CEC licensing of energy facilities in California. The CEC has jurisdiction over thermal power plants with a generating capacity of at least 50 megawatts and is the lead agency under CEQA. The CEC requires the preparation of an AFC, which provides a project description, provides basic data for use by the CEC and other agencies, identifies expected impacts, describes recommended mitigation measures, and provides for public participation. The AFC provides a coordinated process in which local, State, federal laws and standards are considered and addresses in a single license (CEC, 2000). Compliance with the CEC's AFC process would ensure compliance with CEQA.

Circulation Policy Consistency

The following circulation policies apply to the ESPR project:

- Policy C3-1.1: Require all new development to mitigate project-related impacts on the existing and future circulation system such that all Master Plan roadways are upgraded and maintained at acceptable levels of service through implementation of all applicable

Circulation Element policies. Mitigation measures shall be provided by or paid for by the project developer.

- Policy C3-1.5: Require a full evaluation of potential traffic impacts associated with proposed new developments prior to project approval. Further, require the implementation of appropriate mitigation measures prior to, or in conjunction with, project development. Mitigation measures shall be provided by or paid for by the project developer.

The project is consistent with the above Circulation Element policies. The project will include the preparation of a traffic study to evaluate any potential impacts associated with project development and will include the results of the study in the AFC. If the project results in any significant traffic impacts, mitigation measures will be included into the project to mitigate traffic impacts.

Open Space and Recreation Policy Consistency

The following Open Space and Recreation policies apply to the ESPR project:

- Policy OS1-2.6: Prohibit structural projections into required setback open space areas.
- Policy OS1-2.7: Support and encourage upkeep, public recreational use, and access to the shoreline area.
- Policy OS1-5.1: Work with the City of Los Angeles Department of Water and Power and Southern California Edison to maintain and protect existing linear parks and landscaped areas within the utility right-of-way.

The project is consistent with the above open space and recreation policies. The project will not include development in open space areas and will not restrict lateral beach access to the beach. The project will not restrict access or use of the South Bay Bike Trail that runs west of the site. Vertical access to the beach will continue to be provided from the north of the project site through Dockweiler State Beach, and south of the site from The Strand in Manhattan Beach.

City of El Segundo Local Coastal Plan. The City of El Segundo Local Coastal Plan (LCP) includes two elements: Issue Identification and Coastal Zone Specific Plan. The Issue Identification Section identifies relevant coastal issues for the City, and the Coastal Zone Specific Plan includes detailed land use proposals and ordinances. Most of the land within the coastal zone is designated as Power Plant (PP). The Chevron Marine Terminal is designated as Marine Terminal (MT). This limits the use of the land to energy facility and energy-related developments required for the continued operation of the electrical power

plant. The LCP includes the following applicable coastal policies for industrial development within the coastal zone:

- 30260. Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division.
- 30264. New or expanded thermal electric generating plants may be constructed in the coastal zone if the proposed coastal site has been determined by the State Energy Resources Conservation and Development Commission to have greater relative merit pursuant to the provisions of Section 25516.1.
- 30413(d) Whenever the State Energy Resources Conservation and Development Commission exercises its siting authority and undertakes proceedings pursuant to the provisions of Chapter 6 (commencing with Section 25500) of Division 15 with respect to any thermal power plant or transmission line to be located, in whole or in part, within the coastal zone, the commission shall participate in those proceedings and shall receive from the State Energy Resources Conservation and Development Commission any notice of intention to file an application for certification of a site and related facilities within the coastal zone.

The City of El Segundo's land use designation for the ESGS and Chevron site acknowledges the importance of refineries and electrical generating facilities to the economic development of the state (City of El Segundo, LCP, 1980). ESPR is fully consistent with this policy, because it will be constructed in an area of approximately 5.5 acres within the existing 32.8-acre ESGS site. The project is consistent with the LCP's land designation for the site and is consistent with the policy provisions of Chapter 3 of the LCP regarding Industrial and Energy Development.

City of El Segundo Municipal Code. This code consists of all of the regulatory and penal ordinances and certain of the administrative ordinances of the City of El Segundo. A complete list of applicable City of El Segundo Municipal and Zoning Code Ordinances are included in Table 5.9-5.

Height Ordinance Compliance. ESPR includes two exhaust stacks 250 feet high replacing two existing 220 foot high stacks. Two other existing stacks serving units 1 and 2, at approximately 220 feet each, will remain. These stacks serve the sole purpose of lifting air emissions of ESPR to sufficient height to meet requirements of the South Coast Air Quality Management District (SCAQMD) regulations under the federal Clean Air Act. The stacks contain purely mechanical devices and equipment; except for maintenance and repair, the stacks are not suitable as human workstations.

The main issue is whether the El Segundo Municipal Code permits such structures. It appears that the stacks fall comfortably within the Municipal Code's exception to a 200 foot building height limitation in heavy industrial zones. This exception explicitly permits smoke stacks, which house mechanical equipment required to operate and maintain a building, to exceed the 200 foot limitation.

While ESP II has a high level of confidence in this conclusion, it is of course possible that the City planning and building authorities may differ. In that event, ESPR stack height could be accommodated through one of three methods: (1) an expedited administrative determination; (2) a variance; or (3) a conditional use permit. The stack height can be readily approved under any of these procedures.

Height restrictions are contained in Title 20, which contains the City's zoning code. The zoning for the project site is M-2, which permits, among other "heavy industrial" uses, generating stations. (El Segundo Municipal Code section 20.41.020. Under section 20.21.060, Site Development Standards, subsection C provides that "buildings and structures shall not exceed a height of 200 feet." An "exceptions" provision, section 20.12.030 and "entitled "Exceptions to Building Height" and provides:

Penthouses or roof structures for the housing of elevators, stairways, mechanical or similar equipment required to operate and maintain a building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, radio, television masts, radar and other similar structures may be erected above the height limits prescribed in this title, but no penthouse or roof structure, or any other space above the height limit prescribed for the zone in which the building is located shall be allowed for the purpose of providing additional floor space. Any such structures in residential zones shall be for non-commercial purposes only. (Ord. 1245).

It is clearly the intent of the section that accessory structures may exceed the 200 foot height limitation. A primary definitional issue is whether the stack proposed by ESP II is a penthouse or "roof structure". The answer is contained in the exception itself, since "smokestacks" are expressly referenced. "Smokestack" is a fairly archaic term, and it is evident that the ESPR's exhaust stacks are functionally the same thing.

Further, note that the section is contained in Chapter 20, section 12, "General Provisions". Thus, it must be kept in mind that the "laundry list" set forth in section 20.12.030 is intended to cover everything in the city—from residential to heavy industrial uses. If only those types of structures generally found in heavy industrial zoning areas are considered, the list would probably be limited to such things as smokestacks, communication masts, and radar. It is common knowledge that in the case of a smokestack, it must, by necessity, be of a greater height than ancillary structures. In this case, the height is mandated by air quality regulations.

Assuming, for the purposes of analysis, that the City disagrees that the structure qualifies as an exception, there are several other avenues that would permit the structure as planned. To begin with, the City has an “Administrative Determination and Administrative Use Permit” (“AUP”) process, which is intended to provide an expeditious method for determining the types of uses permitted within individual zoning districts. El Segundo Municipal Code section 20.72.010. This process may be initiated upon written request or sua sponte on the part of the Director of Planning and Building Safety. The process is as follows:

First, the Director of Planning and Building Safety must determine whether the use is sufficiently similar to a listed use in the particular zone to justify a finding that it should be deemed either a permitted use, a conditional use, or an administrative use permit is necessary. Since this is an expressly permitted use such a finding is easily satisfied. If not, the Director can determine that an AUP permit is appropriate.

The AUP process is expedited, and according to the Code, should be accomplished within five to ten working days. Once the Director of Planning and Building Safety has approved the AUP, the matter is put on the next available agenda of the Planning Commission. There is an appeal process available, governed by Chapter 20.82, Appeal or Review.

Another option would be for the project to seek a conditional use permit. According to the El Segundo Municipal Code, conditional use permits have three purposes: (1) to ensure compatibility of the particular use on the particular site in relationship to other uses in the general area; (2) to assure the proposed use is consistent and compatible with the purpose of the zone; (3) to recognize and compensate for potential impacts that could be generated by the proposed use. El Segundo Municipal Code section 20.74.050.

The structure at issue would qualify for conditional use permit because it would meet all of these criteria. That is, the use is one expressly permitted by the M-2 heavy industrial zoning, so the use remains “compatible”. In fact, the site was, and will continue to be, a generating station. The issue is the height of an ancillary structure and the increase is de minimis. Furthermore, this proposed use is definitely consistent and compatible with the purpose of the zone, since it is merely modification of an existing generating station. Moreover, all stacks of the generating station already exceed the 200 foot limitation. Finally, to the extent there are any potential impacts that can be compensated, this can be done by the Planning Commission. However, we assume for the purposes of this memorandum that the project’s environmental documentation will have identified and mitigated any significant environmental effects.

Generally, the Planning Commission must find that the proposed location of the conditional use is in accord with the objectives of the title and the purposes of the zone (discussed above); that the proposed location will not be detrimental the public health, safety or welfare,

or materially injurious to properties or improvements and that the proposed conditional use will otherwise comply with each provision of the chapter. As stated in the LORS analysis, the project will comply with all of the provisions of the Municipal Code. In short, the Planning Commission would need to make a finding that the project will not be detrimental to the public health, safety or welfare, or damage property values. This is essentially a discretionary process, and as noted above, it is our assumption that the environmental review process will satisfy public welfare concerns.

The conditional use permit process is more formal and time-consuming than the AUP process identified above. Notice and hearing are required, a formal record is prepared, and again, there is an appeal and review procedure available.

Finally, the project could apply for a variance. A variance seems to be the most appropriate procedural mechanism, since its purpose “is to allow for deviations from the standards contained in this title.” El Segundo Municipal Code section 20.74.010. A variance shall not grant a “special privilege not shared by other property in the same vicinity and zone.” *Id.* The latter limitation does not appear to be a bar in this case, since there are no other generating stations in the same vicinity and zone. Indeed, a variance may well already exist due to the 200+ foot height of existing stacks.

A variance is authorized when “practical difficulties, unnecessary hardships or results inconsistent with the general purpose of [Title 20, Zoning] through the strict and literal interpretation and enforcements”, of its provisions. In order to grant a variance, the Planning Commission must make four findings:

- First, that there are exceptional or extraordinary circumstances applicable to the property or to the intended use that do not apply generally to other property or class of use in the same vicinity and zone;
- Second, the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question.
- Third, the variance will not be materially detrimental to the public welfare or injurious to other properties in the vicinity and zone where it is located.
- Four, that the variance will not adversely affect the General Plan.

It appears to be relatively straightforward to satisfy each of these findings. The key to these findings is that the stacks need to attain a certain height in order to fulfill the function of clean air emissions. These clean air requirements, and the corresponding machinery and physics necessary to attain those clean air emissions, require that the structure be sized as it

is. Because this is a generating station, one would not expect these exceptional clean air standards to be applicable to different users. For that same reason, other heavy industrial uses are entitled to conduct their operations, but the project would not be able to do so, in spite of the fact that it is a permitted use. It is difficult to see how the General Plan would be adversely affected. Finally, as discussed above, environmental documentation and mitigation measures would preclude any finding of injury to public welfare or third parties.

Noise Ordinance Compliance. Chapter 9.06, Noise and Vibration Regulations of the City's Municipal Code, states that noise sources associated with or vibration created by construction, repair, or remodeling of any real property, shall not take place between the hours of 6:00 p.m. and 7:00 a.m. Monday through Saturday, or at anytime on Sunday or federal holiday. The City's Noise Control Officer may grant amplified noise or sound permits to applicants who cannot comply with the requirements if the applicant can show that compliance with the chapter would constitute an unreasonable hardship on the applicant, community, other individuals, or that compliance would be impractical.

The applicant will need to submit an application for a noise permit since the construction and start up schedule is based on a double-shift through the site preparation period and construction of the major equipment foundations and pedestals. The permit will be required prior to demolition and construction activities. The permit application will be filed with the City in early-to mid-2001, after the laydown/parking areas are selected prior to demolition and construction of the project.

City of Manhattan Beach General Plan. The City of Manhattan Beach's General Plan serves as a guide for the physical development of the City, and includes a set of goals, policies, and implementation measures. The City of Manhattan Beach's General Plan was reviewed for applicable policies because the plant site is located immediately adjacent to the City of Manhattan Beach at 45th Street in the coastal community of El Porto. No applicable policies related to land use were identified in the City of Manhattan Beach's General Plan.

Westchester-Playa del Rey District Plan. The Westchester-Playa del Rey District Plan is a part of the General Plan for the City of Los Angeles. The purpose of the plan is to provide an official guide to the future development of the District. The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the District, within the larger framework of the City.

The water pipelines will be routed through a portion of this District. The General Plan land use designation for the water pipeline right-of-way is Heavy Industry and City of Los Angeles' zoning designation is Heavy Industry. Zone changes are considered a specific procedure established under the Los Angeles Municipal Code (City of Los Angeles, 1989). No applicable policies related to land use were identified in the General Plan.

5.9.5.4 Involved Agencies and Agency Contacts

Agency contacts for agencies with jurisdiction to issue applicable permits and/or enforce LORS related to Land Use are provided in Table 5.9-6. A complete list of applicable City of El Segundo, City of Manhattan Beach, and City of Los Angeles Municipal and Zoning Code Ordinances are included in Table 5.9-5.

5.9.5.5 Permits Required and Permit Schedule

Permits will be required prior to the initiation of the project. Applicant has initiated consultation with the City of El Segundo Community Development Department to identify appropriate permits and to establish a schedule for various local permit actions. Agency contacts for land use related activities are provided in Table 5.9-6. Various local agency permits that will be required, and the general schedule for obtaining permits or approvals, are discussed below. Permits are summarized in Table 5.9-7.

TABLE 5.9-6
AGENCY CONTACTS

Agency	Contact	Title	Telephone
Federal Aviation Administration, Western Pacific Region	Air Traffic Division	--	(310) 297-1182
California Coastal Commission	Michael Bowen	Coastal Program Manager, Energy and Ocean Resources Unit	(415) 904-5205
City of El Segundo Community, Economic and Development Services Dept.	Chris Ketz	Planning Manager	(310) 524-2340 cketz@elsegundo.org
City of El Segundo Community, Economic and Development Services Dept.	Seimone Jurjis	Building & Safety Manager	(310) 524-2345 sjurjis@elsegundo.org
City of El Segundo, Community Development	Jim Hansen	Economic Development Coordinator	(310) 524-2341 jhansen@elsegundo.org
City of Manhattan Beach, Department of Public Works	Neil Miller	Director of Public Works	(310) 802-5303
West Los Angeles District Bureau of Engineering	Rudy Olsen	Designer	(310) 575-8645

City of El Segundo Permits and Approvals

- Construction of the water pipelines will require grading, building, and encroachment permits. These permits would be required prior to construction of the plant. The City's Municipal Code states that a Permit shall be required for any work or encroachment in the public right-of-way, and the permittee shall pay to the City a permit fee, a fee for subdivision plan checks, or USA Underground Alert Service, as applicable (Section 12.04. Excavations and Obstructions). Suitable and adequate lighting to warn users of the streets of the obstructions or excavations are also required under this code section. A permit application will be submitted to the City prior to construction.
- A demolition permit will be required for the demolition of Units 1 and 2, and associated structures. This permit would be required prior to demolition of the plant. Section 16.04.050 of the Municipal Code states that "except as specified in Section 106.2 of this Section, no person, firm or corporation shall remove, convert or demolish any building or structure (or masonry, brick, concrete or concrete block fence or wall in excess of 42 inches in height) in the City, or cause the same to be done without first obtaining a separate building permit for each such building or structure or each such fence or wall from the Building Official. (Ord. 1299)." The applicant will submit applicable permit and review plan fees prior to the issuance of the permits. A permit application will be submitted to the City prior to the commencement of site preparation and demolition activities.
- Grading, building, and certificate of occupancy permits will be required for construction of the plant. The grading and building permit would be required prior to construction of the plant. Section 16.04.050 of the Municipal Code states that "except as specified in Section 106.2 of this Section, no person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure (or masonry, brick, concrete or concrete block fence or wall in excess of 42 inches in height) in the City, or cause the same to be done without first obtaining a separate building permit for each such building or structure or each such fence or wall from the Building Official. (Ord. 1299)." The applicant will submit applicable building permit and review plan fees prior to the issuance of the permits. The certificate of occupancy permit would be issued after construction is completed.
- An encroachment permit is required for construction traffic. The permit will identify appropriate truck haul routes. An encroachment permit will be filed with the City prior to demolition and construction of the project.
- If laydown/parking areas are located within the City, the City may require a variance for use of construction yards that are located in open air areas. If required for ESPR, the variance application will be filed with the City prior to initiation of demolition and construction activities.

- Grading permits will be required to allow for paving of any of the laydown/parking areas. The grading permits will be filed with the City prior to initiation of demolition and construction activities if it is determined that grading is required at the locations.
- Prior to approval of any project in the M2 Zone District, all criteria of the Transportation Demand Management (TDM) and trip reduction criteria, as provided for in Chapter 20.55 Transportation Systems Management of the El Segundo Municipal, shall be met. ESPR will demonstrate compliance with all applicable criteria of the TDM program prior to commencing project construction.
- A permit will be required to allow for construction noise to occur beyond permitted daytime hours. Chapter 9.06, Noise and Vibration Regulations of the City's Municipal Code, states that noise sources associated with or vibration created by construction, repair, or remodeling of any real property, shall not take place between the hours of 6:00 p.m. and 7:00 a.m. Monday through Saturday, or at anytime on Sunday or federal holiday. The City's Noise Control Officer may grant amplified noise or sound permits to applicants who cannot comply with the requirements if the applicant can show that compliance with the chapter would constitute an unreasonable hardship on the applicant, community, other individuals, or that compliance would be impractical. The permit will be required prior to demolition and construction activities. The variance application will be filed with the City prior to demolition and construction.

City of Manhattan Beach Permits and Approvals

Applicant has initiated consultation with City of Manhattan Beach Public Works and Planning Departments in order to determine which permits would be required for construction and connection of the new sanitary sewer line. The City has indicated that the following permits would be required (Greenwood, 2000):

- A street excavation permit will be required for construction of the sanitary sewer line. The permit will be required prior to construction. Chapter 7.16 of the Municipal Code states that no person shall make any excavation or construction or fill any excavation in any public place without first obtaining a permit to do so from the Administrative Authority. ESPR will submit a permit application prior to construction. Applicable permit fees will be paid to the City Manhattan Beach.
- The Sanitation Districts of Los Angeles County (District) have adopted a Wastewater Ordinance that requires an Industrial Wastewater Discharge Permit for businesses that desire to discharge industrial wastewater to the District's sewage system. The permit application will be submitted to the City of Manhattan Beach for initial processing prior to review by the District.

- The District's Connection Fee Program requires all new users of the District's sewage system, as well as existing users that significantly increase the quantity or strength of their wastewater discharge by more than 25 percent, to pay their share of the costs for providing additional conveyance, treatment, and disposal facilities. As a result, a connection fee may be required. The City's project engineer will determine whether the connection fee is required after submittal of the Industrial Wastewater Discharge Permit.
- Section 7.16.260 of the City's Municipal Codes states "each permittee shall conduct and carry out excavation work in such manner as to avoid unnecessary inconvenience and annoyance to the general public and occupants of neighboring property. The permittee shall take appropriate measures to reduce to the fullest extent practicable in the performance of the excavation work, noise, dust and unsightly debris and between the hours of 5:00 p.m. and 7:00 a.m. shall not use, except with the express written permission of the Administrative Authority or in case of an emergency as herein otherwise provided, any tool, appliance or equipment producing noise of sufficient volume to disturb the sleep or repose of occupants of the neighboring property."

City of Los Angeles Permits and Approvals

The City of Los Angeles Department of Public Works has indicated that an excavation permit would be required for construction of the water lines along Grand Avenue within the community of Playa del Rey. An excavation permit is required when construction projects will require property to be trenched or excavated. Section 62.105 of the Los Angeles Municipal Code also requires Public Works Permits to be obtained for construction in any property, street or other right-of-way owned by, to be owned by, or under the control of the City. Permit applications will be submitted within six months of the start of construction of the pipelines.

5.9.5.6 Regulatory Compliance

El Segundo Power II LLC has proposed to gain a portion of the particulate matter (PM) credits necessary for the repowering of the ESGS through collection of silt on local city streets. Although all cities in the local vicinity have existing programs for curb sweeping, El Segundo Power II LLC would provide sweeping on all traffic lanes of selected streets. El Segundo Power II LLC has initiated consultation with the Cities of El Segundo, Manhattan Beach, Hawthorne, Lawndale, Gardena, and Carson. El Segundo Power II LLC would sign a Memorandum of Understanding (MOU) with Cities interested in participating in the program. At this time, Manhattan Beach and Hawthorne are the only cities to sign the MOU.

TABLE 5.9-7
REQUIRED PERMITS

Issuing City	Type of Permit Required
City of El Segundo	Grading Permit Building Permit Encroachment Permit Demolition Permit Noise Permit Variance for material laydown/parking areas Certificate of Occupancy
City of Los Angeles	Excavation Permit Public Works Permit
City of Manhattan Beach	Street Excavation Permit Industrial Wastewater Discharge Permit

El Segundo Power II LLC would provide funding for additional equipment, maintenance equipment, supplies, and labor. The program would involve sweeping all traffic lanes on identified city streets, six days a week (excluding Sundays). Potential land use impacts from street sweeping include traffic delays and noise impacts.

5.9.7 References

California Energy Commission. 2000. Improvements to the Energy Commission's Energy Facility Licensing Process. March 2000.

City of El Segundo. 2000. 1999 and 2000 Project Application Log.

1997. The City of El Segundo Zoning Code. Revised June 1997.

1992. The City of El Segundo General Plan. Adopted December 1992.

1980. The City of El Segundo Local Coastal Program. Certified by the City Council July 1980.

City of Los Angeles. 1996. The Citywide General Plan Framework An Element of the City of Los Angeles General Plan, City of Los Angeles Planning Department. December 11, 1996.

1974. Westchester-Playa del Rey District Plan. Adopted March 1974, amended November 1985 and May 1989.

City of Manhattan Beach. 2000. 1999 and 2000 Project Application Log.

1988. The City of Manhattan Beach General Plan. Amended February 1998.

1991. The City of Manhattan Beach Zoning Code. July 1991.

Curtin, D. 1998. California's Land Use and Planning Law.

Garry, P. 2000. City of El Segundo Community Economic and Development Services Department. Telephone communication with I. Forrest (URS Corporation).

Greenwood, D. 2000. City Engineer, City of Manhattan Beach Department of Public Works. Telephone communication with M. Ledesma (URS Corporation).

Moreno, D. 2000. City of Manhattan Beach Planning Department. Telephone communication with I. Forrest (URS Corporation).

Olsen, R. 2000. Designer, Bureau of Engineering West Los Angeles District, City of Los Angeles. Telephone communication with M. Ledesma (URS Corporation).

Sanitation District of Los Angeles County. 2000. Information and Instructions for Obtaining an Industrial Wastewater Discharge Permit. Website: <http://www.lacsd.org/iw/IWPERMIT.htm>

Adequacy Issue: Adequate _____ Inadequate _____

DATA ADEQUACY WORKSHEET

Revision No. 1 Date _____

Technical Area: **Land Use**

Project: _____

Technical Staff: _____

Project Manager: _____

Docket: _____

Technical Senior: _____

SITING REGULATIONS	INFORMATION	AFC PAGE NUMBER AND SECTION NUMBER	ADEQUATE YES OR NO	INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS
Appendix B (g) (1)	...provide a discussion of the existing site conditions, the expected direct, indirect and cumulative impacts due to the construction, operation and maintenance of the project, the measures proposed to mitigate adverse environmental impacts of the project, the effectiveness of the proposed measures, and any monitoring plans proposed to verify the effectiveness of the mitigation.	Sections 5.9.1.1, 5.9.2, 5.9.3, 5.9.4		
Appendix B (g) (3) (A)	A discussion of existing land uses and current zoning at the site, land uses and land use patterns within one mile of the proposed site and within one-quarter mile of any project-related linear facilities. Include:	Sections 5.9.1.6, Table 5.9-2 Figure 5.9-2		
Appendix B (g) (3) (A) (i)	An identification of residential, commercial, industrial, recreational, scenic, agricultural, natural resource protection, natural resource extraction, educational, religious, cultural, and historic areas, and any other area of unique land uses;	Sections 5.9.1.1 Figure 5.9-2		
Appendix B (g) (3) (A) (ii)	A discussion of any trends in recent zoning changes and potential future land use development;	Section 5.9.1.6		
Appendix B (g) (3) (A) (iii)	Identification of all discretionary reviews by public agencies initiated or completed within 18 months prior to filing the application for those changes or developments identified in subsection (g)(3)(A)(ii); and	Section 5.9.1.6 Table 5.9-4		
Appendix B (g) (3) (A) iv)	Legible maps of the areas identified in subsection (g)(3)(A) potentially affected by the project, on which existing land uses, jurisdictional boundaries, general plan designations, specific plan designations, and zoning have been clearly delineated.	Figures 5.9-1, 5.9-2, 5.9-3		

Adequacy Issue: Adequate _____ Inadequate _____

DATA ADEQUACY WORKSHEET

Revision No. 1 Date _____

Technical Area: Land Use

Project: _____

Technical Staff: _____

Project Manager: _____

Docket: _____

Technical Senior: _____

SITING REGULATIONS	INFORMATION	AFC PAGE NUMBER AND SECTION NUMBER	ADEQUATE YES OR NO	INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS
Appendix B (g) (3) (B)	A discussion of the compatibility of the proposed facilities with present and expected land uses, and conformity with any long-range land use plans adopted by any federal, state, regional, or local planning agency. The discussion shall identify the need, if any, for variances or any measures that would be necessary to make the proposal conform with permitted land uses	Section 5.9.2.4		
Appendix B (g) (15) (B)	A map at a scale of 1:24,000 and written description of agricultural land uses found within all areas affected by the proposed project. The description shall include:	Section 5.9.1.1 Figure 5.9-1 Section 5.4.1		
Appendix B (g) (15) (B) (i)	Crop types, irrigation systems, and any special cultivation practices; and	Section 5.4.1		
Appendix B (g) (15) (B) (ii)	Whether farmland affected by the project is prime, of statewide importance, or unique as defined by the Natural Resource Conservation Service of the California Department of Conservation.	Section 5.4.1		
Appendix B (g) (15) (C)	An assessment of the effects of the proposed project on soil resources and agricultural land uses. This decision shall include:	Sections 5.4.2, 5.9.1.1		
Appendix B (g) (15) (C) (ii)	Direct and indirect effects on agricultural land uses; and	Sections 5.4.1, 5.4.2		
Appendix B (h) (1) (A)	Tables which identify laws, regulations, ordinances, standards, adopted local, regional, state, and federal land use plans, and permits applicable to the proposed project, and a discussion of the applicability of each. The table or matrix shall explicitly reference pages in the application wherein conformance, with each law or standard during both construction and operation of the facility is discussed;	Section 5.9.5 Table 5.9.5 Appendix M		

Adequacy Issue: Adequate _____ Inadequate _____

DATA ADEQUACY WORKSHEET

Revision No. 1 Date _____

Technical Area: **Land Use**

Project: _____

Technical Staff: _____

Project Manager: _____

Docket: _____

Technical Senior: _____

SITING REGULATIONS	INFORMATION	AFC PAGE NUMBER AND SECTION NUMBER	ADEQUATE YES OR NO	INFORMATION REQUIRED TO MAKE AFC CONFORM WITH REGULATIONS
Appendix B (h) (1) (B)	Tables which identify each agency with jurisdiction to issue applicable permits and approvals or to enforce identified laws, regulations, standards, and adopted local, regional, state and federal land use plans, and agencies which would have permit approval or enforcement authority, but for the exclusive authority of the commission to certify sites and related facilities.	Section 5.9.5.4 Table 5.9-7		
Appendix B (h) (2)	A discussion of the conformity of the project with the requirements listed in subsection (h)(1)(A).	Sections 5.9.5.1, 5.9.5.2, 5.9.5.3		
Appendix B (h) (3)	The name, title, phone number, and address, if known, of an official within each agency who will serve as a contact person for the agency.	Section 5.9.5.4 Table 5.9-6		
Appendix B (h) (4)	A schedule indicating when permits outside the authority of the commission will be obtained and the steps the applicant has taken or plans to take to obtain such permits.	Sections 5.9.5.5, 5.9.5.6		